

21<sup>st</sup> June 2013

## **PLANNING COMMITTEE - 3<sup>RD</sup> JULY 2013**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 3<sup>rd</sup> July 2013 in the Council Chamber, Town Hall, Rugby.

### **Site visits**

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

3.30pm	9 Park Cottages, Harborough Road, Harborough Magna
4.00pm	Site for Cawston Community Centre, Land off Scholars Drive, Cawston Grange, Cawston

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 12<sup>th</sup> June 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. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.

6. Delegated Decisions – 24<sup>th</sup> May to 13<sup>th</sup> June 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 2013/14 – 4) are attached.

### **Membership of the Committee:-**

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

***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 – 3<sup>RD</sup> JULY 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

Item	Application Ref Number	Location Site and Description	Page number
1	R12/2172	9 Park Cottages, Harborough Road, Harborough Magna Erection of a single storey rear extension, detached cycle shed and bin store and new surface finish to existing driveway.	4

### Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
2	R12/1690	Land rear of Bryants Bungalow, Brandon Road, Toll Bar End, Coventry, CV3 3GW Change of use of land for the extension of existing caravan site to accommodate 2 gypsy families with a total of 2 caravans, including laying of hardstanding.	10
3	R12/1291	Rugby Gateway, Phase R1, Leicester Road, Rugby Removal of conditions 31 and 32 of Council's resolution to grant planning permission.	19
4	R13/0694	College of Policing, Leamington Road, Ryton-on-Dunsmore, CV8 3EN Retention of one and two storey office, conference, dining and ancillary accommodation, car parking and internal site access road (for up to 5years)(originally approved by R08/1640/MDPT and R09/0256/MDPT).	21
5	R13/0096	Land off Scholars Drive, Cawston Grange, Cawston, Rugby CV22 7GU (Site for Cawston Community Centre) Erection of building to be used for the purposes of a Community Centre (Class D2) together with associated car parking accommodation, cycle parking, landscaping, bin storage and drainage.	26

6	R13/0751	St Joseph's Convent, Brockhurst Lane, Monks Kirby Conversion of vacant buildings into five dwellings with minor extensions and alterations, demolition of some outbuildings and improvements to access.	40
7	R13/0750	St Joseph's Convent, Brockhurst Lane, Monks Kirby Conservation Area Consent for the demolition of historic extensions and front wall.	55

**Reference number: R12/2172**

**Site address: 9 Park Cottages, Harborough Road, Harborough Magna**

**Description: Erection of a single storey rear extension, detached cycle shed and bin store and new surface finish to existing driveway.**

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

This application has been brought forward to committee at the request of Councillor Garcia and is also subject of a committee site visit

### **Site Description**

The dwelling 9 Park Cottages is a converted boat house situated canal side within the Green Belt and in close proximity to the local need settlement of Harborough Magna.

The dwelling is a small gable ended bungalow has a lounge, kitchen, bedroom and bathroom. The dwelling sits on a sizeable plot of land in relation to the size of the dwelling with the canal running to the South of the dwelling. The dwelling is accessed via an un-adopted access road from the Harborough Road.

The neighbouring premise to the bungalow is an engineering business. The main building of the business is away from the boundary with the bungalow however there are portakabins and other pieces of machinery along the boundary.

### **Proposal Description**

The application proposes a single storey rear extension which will extend off the rear of part of the original dwelling but also from the recently erected side extension to the bungalow. The extension has partially been erected already. The extension projects out 3.5 metres and is 7 metres wide. The extension will have a flat roof and does project beyond the rear of the original dwelling. The extension will be utilised to provide a sun room which will be an extension of the lounge.

The proposals are also to include the erection of a detached cycle shed and bin store. This structure will be an open fronted structure with a canopy above the area to which the cycles and stores are to be located. The area of the store would be 2.4 metres by 1.4 metres.

The applicant also intends to resurface the existing driveway with a gravel finish.

### **Relevant Planning History**

**167/11** – Proposed Boathouse – **Approved** on 18/06/62

**1137/12** – Conversion of Boathouse to Bungalow – **Refused Permission** on 06/12/65 for following reasons:

- 1) Site within proposed Green Belt where LPA consider that only development of an exceptional character should be permitted.

- 2) Conversion of existing dwelling into dwelling would be contrary to the Green Belt proposals and would tend to encourage the deposits of other undesirable applications

Appeal made and was **dismissed** on 27/06/66. The inspector stated "*the alterations to the boathouse although kept to a minimum, the conversion would nevertheless introduce a further residential use into this Green Belt area well removed from any settlement and where the presumption is against further development except in very special circumstances*"

**123/16** – Alterations and change of use from boathouse to residential – **Refused Permission** on 15/01/73 for the reason that the residential use within the Green Belt would be inappropriate and that there are no special circumstances to warranty its use.

Appeal made and was **dismissed** on 12/03/74 – The inspector supported the opinion of the Council in that this use is one normally considered inappropriate in a Green Belt and that they didn't consider that any special reasons have been put forwards which would justify making an exception n this case.

**R80/1763/6047/P** – Use of existing boathouse for residential purposes – **Refused Permission** on 08/04/81 for the reasons that it is, contrary to Green Belt policy, there are no special circumstances and the dwelling would be detrimental to proper planning of the area and to its character and appearance in view of its isolated location.

**R94/0931/6047/P** – Use existing boat house for purposes within class B1 – Application was **withdrawn**

**R08/1303/PLN** - Erection of a detached bungalow (retrospective) – Application was withdrawn

Enforcement Notice was appealed and allowed.

**R12/2172** – Erection of a single storey side extension – **Approved** 04/01/13

### **Technical Consultation Responses**

Canal and River Trust – No objections

### **Third Party Responses**

Neighbours (2) – Objection

- Work has already started on this extension
- The property has planning restrictions to ensure the property isn't made too large, which are not being adhered to
- The site is within the Green Belt

Neighbours (2) – Support

- The previous extension to property has been done with care and consideration to its location
- The extension has improved the appearance of the property

- Good to see properties around the canal being used
- Property used to be deteriorated but good to see its been improved

Parish Council – No comments received

## **Relevant Planning Policies and Guidance**

### Core Strategy

Policy CS1 – Development Strategy  
Policy CS16 – Sustainable Design

Rugby Borough Council's Residential Extensions Design Guide SPD

### Local Plan

Saved Policy E6 – Biodiversity

### National Guidance

National Planning Policy Framework

## **Assessment of Proposals**

The determining considerations to take into account in this case would be the principle of extending the property within its Green Belt location, the impact on the character and appearance of the dwelling and surrounding area, the impact upon neighbouring amenities and the impact upon biodiversity.

### Principle of Development

Within the National Planning Policy Framework (NPPF) it states that the Government attaches great importance to the Green Belt. Paragraph 88 of the NPPF states that "when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations". When assessing inappropriateness in relation to extensions to dwelling houses paragraph 89 of the NPPF gives clear guidance. It states that "the extension or alteration of a building would be acceptable provided that it does not result in disproportionate additions over and above the size of the original building".

As highlighted above the property has been previously extended and this addition resulted in approximately a 39% increase in the footprint of the building. The addition of the proposed extension would further increase the size of the already enlarged resulting in approximately an 84% increase on the existing footprint of the building. This would clearly be a disproportionate addition to that of the original dwelling house which started life as a small boat house contrary to paragraph 89 of the NPPF. The addition of the cycle shed and store would further increase the footprint of buildings within the residential curtilage and impact on the openness of the Green Belt. It is therefore considered that the proposed extension would comprise inappropriate development within the Green Belt, a consideration which is afforded substantial weight, as indicated by paragraph 88 of the Framework.



In respect to the inspectors decision which allowed the conversion of the boat house to a residential dwelling the inspector thought it both necessary and reasonable to remove all permitted development rights to ensure that there were no adverse effects on the purposes of the including land in the Green Belt and also to ensure that it would not have materially greater impact than the present use. The decision to allow the side extension to the property was given with the acknowledgement that the dwelling had now been extended to the extremities which would be acceptable within this location and any other addition would be resisted as it would appear disproportionate to the original building.

### Character and Appearance

The proposed extension will be a flat roof extension which would not be in character with the original design of the dwelling therefore having a detrimental impact upon its appearance. The extension to the dwelling due to its size would detract from the original design by masking the outline of the original dwelling and combined with the previous extension would nearly double the original footprint. The poor quality design and bulk of the extensions therefore would conflict with policy CS16 of the Rugby Borough Core Strategy, which seek to control the appearance and design of development. Whilst the proposed extension may not be visible from the public domain at the front of the property it would be clearly visible from the canal and therefore the users of the canal. The further increase in size of the property would eradicate all ties to the use of the existing building as a boat house and would now just appear as a modest size detached canal side bungalow which is considered to have a detrimental impact to the character and appearance of the surrounding area contrary to policy CS16 of the Rugby Borough Core Strategy which seeks to not cause material harm to the qualities, character and amenity of the areas in which development is situated.

### Neighbouring Amenities

The policy continues to state that development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded. There are no neighbouring dwellings within close vicinity of the bungalow due to an engineering yard neighbouring the site. The extension is to the rear of the dwelling which is away from the neighbouring plot of land therefore would have no impact on the amenities of neighbouring amenities complying with policy CS16 of the Core Strategy

### Biodiversity

Saved Policy E6 of the Local Plan 2006 seeks to safeguard maintain and enhance features of ecological and geological importance, in particular priority habitats/species and species of conservation concern. The policy continues to state that developers will be required to take measures during the development process to prevent the disturbance of wildlife and to make provision for the protect and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained. Where loss of habitat is unavoidable, adequate mitigation measures should be undertaken and only where this is not possible, adequate compensation measures should be implemented. There are no objections raised from Ecology to the proposed extension therefore the proposal would comply with policy E6 of the Local Plan 2006.

### **Recommendation**

Refuse Permission

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/0688

**DATE VALID**

23/04/2013

**ADDRESS OF DEVELOPMENT**

9 PARK COTTAGES  
HARBOROUGH ROAD  
HARBOROUGH MAGNA  
RUGBY  
CV23 0HA

**APPLICANT/AGENT**

Mr Phil Godden  
66 Railway Terrace  
Rugby  
CV22 3EX

**APPLICATION DESCRIPTION**

Erection of a single storey rear extension, detached cycle shed and bin store and new surface finish to existing driveway.

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

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Policies CS1 and CS16 of the Rugby Borough

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 REFUSAL: 1**

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to guidance contained in the NPPF not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing buildings and for limited infill in specified villages.

It is considered that the proposed single storey rear extension and detached cycle shed and bin store by virtue of their size combined with those extensions already built would be a disproportionate addition to that of the original dwelling house therefore resulting in an inappropriate form of development in the Green Belt contrary to paragraph 88 and 89 within the NPPF and also policy CS16 of Rugby Borough Core Strategy 2011

**REASON FOR REFUSAL: 2**

The proposed extension by virtue of its poor quality design, size and combined massing with that of the previous extension would result in a detrimental impact to that of the original design and character of the building and subsequently the surrounding area contrary to policy CS16 of Rugby Borough Core Strategy 2011.

**STATEMENT OF POSITIVE ENGAGEMENT:**

In dealing with this application Rugby Borough Council had advised the applicant at the pre application stage that the proposals would be unacceptable due to the dwellings positioning in the Green Belt and due to previous decisions of a similar ilk therefore the Council has acted in a proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

**Reference number: R12/1690**

**Site address: Land rear of Bryants Bungalow, Brandon Road, Toll Bar End, Coventry, CV3 3GW**

**Description: Change of use of land for the extension of existing caravan site to accommodate 2 gypsy families with a total of 2 caravans, including laying of hardstanding.**

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

### **Description of Proposals**

The application seeks the extension to the existing gypsy site at Bryants Bungalow to provide a further two mobile homes to serve two gypsy families. The proposed pitches would be sited to the west of the existing residential caravan site. The proposal also seeks the provision of a hardstanding area, together with landscaping.

The application has been amended with the number of pitches reduced from four to two. The two pitches would be used by the applicant's niece Margret Robb and her son (8 months old) and the applicant's sister-in-law Kathleen Doran and her two children (ages 16 and 8 years old).

The application is to be determined by members of the planning committee at the request of Cllr Derek Poole.

### **Description of Site**

Bryants Bungalow dwelling is set within a generous curtilage and is part of the sporadic development along Brandon Lane. Access gates and established boundary planting form a clear frontage boundary. The site is located off the north side of Brandon Road in an area of countryside designed as Green Belt. The site has a mixed use for residential and as a private residential caravan site for six gypsy families. The residential caravan site is located south of the dwelling house. To the west of the dwelling house is a day room that serves the existing residential caravan site. A new access has recently been formed as part of the permission for the six pitches, and this access will serve the proposed development.

### **Relevant planning history**

#### **R12/1287**

Extension to the existing Gypsy Caravan site including the erection of day room for use ancillary to use of an existing Gypsy Caravan Site, including the demolition of existing outbuilding. (Amendments to previously approved planning application R12/0206 dated 16th April 2012).

#### **R11/0715**

Change of use of land for siting of 6no residential caravan pitches and associated works (partially retrospective) (variation of condition 4 of R10/0320 dated 16th June 2010 to allow no more than 6 residential pitches accommodating one household per pitch be provided, of which 2 pitches shall contain no more than one caravan and 4 pitches shall contain no more than two caravans each.  
Approved 19/09/11

#### **R10/0320**

Change of use of land for siting of 6no residential caravan pitches and associated works (partially retrospective)  
Approved 16/06/2010



Inappropriate development will not be permitted unless there are very special circumstances that will outweigh the harm by reason of inappropriateness. As an inappropriate form of development in the Green Belt, the onus falls on the applicant(s) to demonstrate that there are 'very special circumstances' why planning permission should be granted for development that is harmful to the Green Belt.

The 'material consideration' advanced by the applicant are:

- Substantial unmet need for additional site within the borough
- Likelihood that the need for additional sites will have to be met within the Green Belt
- Family groups local need for lawful accommodation
- Personal circumstances

The proposed occupiers of the two pitches are members of the applicant's extended family.

One pitch would be occupied by the applicant's niece together with her 8 month old son. Margret Robb is a single mother who has been residing on the application site for 2/3 years, and current resides in a mobile home to the west of the bungalow without the benefit of planning permission. Margret has been dependant of the applicant since she lost her parents, and remains dependent on the applicant and the extended family which live on site.

The second pitch would be occupied by the applicant's sister-in-law and her two children. Kathleen Doran is a single mother who together with their children has been living on and off the application site for 2/3 years. When not residing on the application site, Kathleen has been staying with family members by doubling up on pitches within Rugby Borough, or staying on a temporary site within Nottingham. When it has not been possible to reside on the temporary site within Nottingham Ms Doran has resorted to roadside camping. If permitted to have a settled base on the application site she would have the support of her extended family and be able to put her children in school.

Both intended occupiers of the two pitches have some connection to the local area and currently do not have a permanent site. Both are also dependent on the applicant and the extended family currently on site, for support. Should the intended occupiers of the site be unable to reside on the application site, they would be deprived of an opportunity of securing a settled base, and make it markedly more difficult for the applicant and the extended family to provide the much need support that both Margret and Kathleen require.

A settled base at the application site for the intended occupiers would be of significant benefit, taking into consideration that they are dependent on the applicant for support, and a settled base would also ensure that the children can be put in school.

It is accepted that there is a significant need for additional sites in the Rugby Borough. In terms of need, the Council does not have an up to date five year land supply for gypsy and traveller accommodation as required by the NPPF and the Planning Policy for Traveller Sites. There is a shortfall of 43 pitches to be identified within the borough. The Council has undertaken two calls for sites as part of the Strategic Land Availability Assessment, and another tailored to the travelling community in the preparation of the Gypsy and Traveller DPD process. No new sites have come forward as part of this process.

Paragraph 25 of the Planning Policy for Traveller Sites states that if a local planning authority cannot demonstrate an up-to-date five year supply of deliverable sites; this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.

The impact on the Green Belt is a key factor in the determination of the planning application for a permanent site. The proposed mobile homes would be sited some 80m from the highway and would be screened by an existing recently approved dayroom, and a row of mature conifers. The visual impact of the proposed mobile home is limited and would not be materially harmful to the visual amenity of the area. Whilst the proposed development would have an impact upon the openness of green belt, when viewed in contexts to the existing established residential caravan site, the creation of two additional pitches would not unduly impact to any significant degree upon the openness of the green belt. The proposed location of the two pitches, within the existing domestic curtilage, means that the proposal would not result in any further encroachment into the countryside.

The development constitutes inappropriate development in the Green Belt and as such the development is by definition harmful to the fundamental purposes of including land within the Green Belt, and cannot maintain 'openness'. Taking into consideration the size and scale of the development, surrounding land use and the existing pitches and caravans on the application site, together with existing boundary treatments, the harm to the openness of the green belt and the character and appearance of the area is considered limited. The fact that the Council does not have an up to date five year land supply for delivering gypsy and traveller sites is a material consideration in favour of granting a further temporary planning permission, however when this is considered alongside the personal circumstances of the applicant and their need to be accommodated on the site to receive the support of the applicant and their extended family, the established residential caravan within the application site, the fact that the proposed development would not result in a further encroachment into the countryside, it is considered that these factors taken collectively constitute 'very special' circumstances to allow this development within the green belt on a permanent basis, within this location.

Policy CS22 sets out a sequential approach to determining planning applications which reflects the settlement hierarchy within Policy CS1. A site within the green belt, as is the case for this application site is at the bottom of this order of preference. In line with Policy CS22 it is necessary for the applicant to consider alternative non green belt locations. Currently, there are no vacant pitches available at Woodside Park for the intended occupiers of the proposed development and the expression of interest list is circa 16. Whilst there is a strip of undeveloped land at Woodside Park that the intended occupiers of the proposed development could discuss with the Council regarding developing this land or a small proportion of it, given that both are single mothers this may not be affordable to them in terms of developing the site. Similarly, if an alternative private site was to become available it may not be affordable for them in terms of developing the site and installing the infrastructure associated with this. There are no public sites within Nottingham for Kathleen to seek accommodation on, the closest being Bassetlaw which the applicant states is full to capacity. Given that both are single mothers they are reluctant to reside on public sites as they would feel vulnerable without the support of their family nearby. Any alternative away from the application site would also make it markedly more difficult for the applicant and the extended family to provide the much needed support that both Margret and Kathleen require. The intended occupiers of the site are also dependent on the applicant and his family for support. Given that the occupiers of

the proposed pitches are dependent on the applicant it is not considered that they would have to demonstrate that alternative non-green belt locations are available.

### **Other Material Consideration**

Beyond the sequential approach, policy CS22 requires the suitability of the site to be considered. The criteria set out within policy CS22 requires 1) The site is cumulatively appropriate and proportionate in scale to the nearest settlements, its local services and infrastructure; 2) Vehicular access into the site via the public highway is appropriate; 3) The site is capable of sympathetic assimilation into the surroundings; 4) If screening is required, suitable landscaping and planting will be provided and maintained by the developer; and 5) development of the site will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by movement of vehicles to and from the site.

#### **1) The site is cumulatively appropriate and proportionate in scale to the nearest settlements, its local services and infrastructure**

The site is located within 2km walking distance of a primary school, Post Office, fish and chips shop situated on St James Lane, Willenhall, Coventry. The site therefore has convenient access to services without the use of the private car.

It is considered that the scale of this development when taken accumulatively with the existing pitches on site is proportionate in scale to the nearest settlement which given its close proximity to Coventry would be the nearest settlement.

#### **2) Vehicular access into the site via the public highway is appropriate**

Following consultation with Warwickshire County Council Highway Authority it is considered subject to conditions that the proposed development would not be detrimental to highway safety.

#### **3 and 4) The site is capable of sympathetic assimilation into the surrounds**

Policy CS16 require a development's scale, density and design to avoid material harm to an area's character and amenity.

As detailed within the report, it is considered given the existing site boundary treatment, the area within the application site where the proposed development would be undertaken, together with its proximity and relationship to the existing established residential caravan site it is not considered that the proposed development would have an adverse impact upon the visual amenity of the area, in accordance with policy CS16.

#### **5) Development of the site will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by the movement of vehicles to and from the site**

Taking into consideration the existing and proposed site boundary treatments and the proximity of the site to nearby residential dwelling house, it is not considered that the proposed development would materially impact upon the amenities of these nearby residential properties, in accordance with policy CS16.



**Recommendation**

Approval subject to conditions.

**APPLICATION NUMBER**

R12/1690

**DATE VALID**

23/08/2012

**ADDRESS OF DEVELOPMENT**

Land Southwest of  
BRYANTS BUNGALOW  
BRANDON LANE  
COVENTRY  
CV3 3GW

**APPLICANT/AGENT**

Mr Samuel Brown  
Philip Brown Associates  
74 Park Road  
Rugby  
Warwickshire  
CV21 2QX  
On behalf of Mr Felix Rooney

**APPLICATION DESCRIPTION**

Change of use of land for the extension of existing caravan site to accommodate 2 gypsy families with a total of 2 caravans, including laying of hardstanding.

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

CONDITION 1:

This permission shall be deemed to have taken effect on 3rd July 2013.

REASON:

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

CONDITION 2:

Unless otherwise agreed in writing with the Local Planning Authority the two pitches hereby permitted shall only be occupied by Kathleen Doran as the principle occupier of one pitch together with her children and Margaret Robb as the principle occupier of the other pitch together with her children.

REASON

The development hereby permitted is specifically intended for named person(s) and their children as detailed in the submission which represents the very special circumstance and justification given the sites Green Belt Location.

CONDITION 3:

When the land ceases to be occupied by those principle occupiers named in condition 2 above, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to the land in connection with the use or works undertaken in connection with the use, shall be removed.

REASON

The development hereby permitted is specifically intended for the proposed occupiers as detailed in the submission which represents the very special circumstance and justification given the sites Green Belt Location.

CONDITION 4:

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

Amended Site Layout Plan received by the Local Planning Authority on the 14th May 2013.

Amended Site Location Plan received by the Local Planning Authority on the 29th October 2012.

REASON:

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

CONDITION 5:

No more than one single unit static caravan, as defined in the Caravan Site and Control of Development Act 1960 and the Caravan Site Act 1968, as amended, shall be stationed on each of the pitches at any time.

REASON

In the interest of the visual amenity of the area

CONDITION 6:

No commercial activities and no storage of material shall take place on the site.

REASON

In the interest of visual and residential amenity.

CONDITION 7:

No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.

REASON

In the interest of visual amenity and highway safety.

CONDITION: 8

The landscaping scheme, as detailed on the approved plans and as specified within an email dated 8th February 2013, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA 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 LPA gives its written consent to any variations.

**REASON:**

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

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Rugby Borough Council LDF Core Strategy 2011

CS1: Development Strategy

CS16: Sustainable Design and Construction

CS22: Gypsy, Travellers and Travelling Showpeople.

National Planning Policy Guidance

National Planning Policy Framework 2012

Planning Policy for traveller sites

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 site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to the NPPF not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing buildings and for limited infill in specified villages.

The development constitutes inappropriate development in the Green Belt, however, it is the opinion of the Local Planning Authority that very special circumstances have been established in this application to justify the grant of planning permission in accordance with policy CS1 and CS22 of the Core Strategy and guidance contained within the NPPF and the Planning Policy for Traveller Sites. The circumstances comprise the identification of a short fall in the provision of such sites within the Borough, the personal circumstances of the applicant and their need to be accommodated on the site, together with the established residential caravan within the application site, and the fact that the proposed development would not result in an further encroachment into the countryside. Taking into consideration the size and scale of the development, the surrounding land use and the existing pitches and caravans on the application site, together with existing boundary treatments, it is considered that the proposed development would not have any adverse or detrimental impact on the character, appearance or open nature of the Green Belt or raise any impacts on amenity whilst access and highway matters are acceptable. As such the proposal complies with policy CS16, CS22 and guidance contained within the NPPF and Planning Policy for Traveller Sites.

**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

The proposed additions to the site would need to be licensed under the Caravan Site and Control of Development Act 1960, if permission is granted planning permission. Further details can be obtained through the Council's website or by contacting the Council's Public Health and Licensing Team on (01788 533533).

**Reference number: R12/1291**

**Site address: Rugby Gateway, Phase R1, Leicester Road, Rugby**

**Description: Removal of conditions 31 and 32 of Council's resolution to grant planning permission.**

**Case Officer Name & Number: Karen McCulloch, 01788 533623 & Richard Holt, 01788 533687**

## **Background**

Planning permission was granted in January 2012 for the erection of 244 dwellings, a new access from the Brownsover Lane roundabout with associated allotments and open space, reference R10/1281. The proposals included a footpath to the south of the allotments leading to Leicester Road with bus stops and a pedestrian crossing on Leicester Road.

In September 2012 application R12/1291 was submitted to the Council. This was to vary conditions 2 and 15 of R10/1281 to make amendments to the proposed layout and omit the bus stops, pedestrian crossing and footpath to the south of the allotments.

R12/1291 was reported to Committee in November 2012 where it was resolved to grant planning permission subject to conditions and an updated s106 agreement to relate to the amended scheme. This agreement has not yet been completed and therefore R12/1291 has not been determined.

## **Proposed amendments to conditions**

When the original planning application for R1 (R10/1281) was considered the Rugby Borough Core Strategy had not been adopted. This was adopted in 2011, before the application to vary the conditions was submitted.

Applications to vary conditions result in the issue of a new planning permission which should include all relevant conditions.

The proposed amendments to conditions 2 and 15 proposed by R12/1291 were considered acceptable and in accordance with the Core Strategy.

However, Core Strategy policies CS16 and CS17, which were relevant at the time the application to vary the conditions was considered, include requirements that dwellings should comply with the water conservation standards in Level 4 of the Code for Sustainable Homes and that development should comply with the Building Regulations relevant at the time of construction, subject to viability.

The resolution to grant planning permission was therefore subject to the following conditions:

### **CONDITION: 31**

Unless otherwise agreed in writing by the Local Planning Authority the dwellings hereby permitted shall be constructed to achieve a minimum water efficiency standard equivalent to Code Level 4 of the Code for Sustainable Homes (i.e. a maximum indoor water consumption of 105 litres per person per day.)

**REASON:**

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

**CONDITION: 32**

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

**REASON:**

To ensure sustainable design and construction.

Following the resolution to grant planning permission the applicants contacted the Council and stated that the inclusion of these conditions would increase the costs of the development and this would have an impact on the viability of the development. They therefore requested these conditions be removed.

The applicants have advised that the works required to comply with these conditions will cost around £1000 per dwelling.

Officers questioned whether this increase in build costs could be absorbed by increasing sales values.

The applicants provided further information which showed that, based on sales to date, the sales values of the properties has increased by £3.73 per square foot. However, they also provided information to show that the developments costs have increased since the original viability assessment of the development was written in February 2011.

Additional costs have been incurred relating to the works and connection to the canal, highway works, additional archaeological investigation and additional abnormal foundations and the applicants have commented that these additional costs have negated the increase in sales values.

They comment that the requirement to comply with conditions 31 and 32 will further impact on the development costs to the extent that the development would become unviable.

As policies CS16 and CS17 are subject to the impact on viability it is considered reasonable to omit these conditions.

**Recommendation**

Conditions 31 and 32 of draft planning permission R12/1291 be omitted.

**Reference number: R13/0694**

**Site address: College of Policing, Leamington Road, Ryton-on-Dunsmore, CV8 3EN**

**Description: Retention of one and two storey office, conference, dining and ancillary accommodation, car parking and internal site access road (for up to 5 years)(originally approved by R08/1640/MDPT and R09/0256/MDPT).**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

### **Background**

This application is being reported to Committee as it is a major application.

This application is one of 6 applications recently submitted for works at the College of Policing site, formerly the National Policing Improvement Agency (NPIA), which is located in the Green Belt close to Ryton on Dunsmore.

Other applications recently considered using delegated powers are:

R13/0158 Retention of 2 generators, substation and diesel tank (for up to 5 years) (originally approved by R08/1636/PLN).

R13/0694 Retention of single storey temporary building, canopies and covered link with associated works (for up to 5 years) (originally approved by R08/1639/PLN).

R13/0697 Permanent retention of alterations to Hopkins Building, including air filtration plant and single storey side extension (originally approved by R09/0864/PLN).

R13/0701 Variation of condition 1 of R09/0561/PLN (Erection of 1 single storey temporary office building and 1 temporary store building and associated works) to allow retention until June 2018.

R13/0702 Retention of temporary construction access to A423 Oxford Road, for up to 5 years.

These and the application under consideration relate to the retention of works which were granted temporary permissions in 2008 and 2009. These temporary consents have lapsed, or will lapse shortly.

Temporary consent was originally applied for as the works and buildings were required in the short term as a large scale redevelopment of the site was proposed. A hybrid application for this redevelopment was approved in 2010, this proposed:

Development/redevelopment of land and buildings, comprising: Part full planning permission for site access, gatehouse and associated facilities, temporary training shed (for up to 4 years), lighting, CCTV, substations, switchrooms, perimeter fencing, security path and other site infrastructure, alterations and additions to internal site roads and demolition/part demolition of existing buildings (Phase A). Part outline planning permission for new buildings to provide conference, meeting, dining, office, operational, training and ancillary accommodation, temporary and permanent car

parking, other ancillary buildings and infrastructure works and demolition/part demolition of existing buildings (Phases B, C, D, E & F).

Since this approval the Government has made changes to policing and formed the College of Policing in 2012, this has taken over some of the functions of the NPIA which no longer exists.

Due to these changes the majority of works previously approved have not been carried out, although the time to submit reserved matters in relation to the hybrid application will not expire until 2017.

The College of Policing is currently reviewing its premises and a report regarding the future of the organisation is currently awaited. The applications will allow the temporary works to be retained for a further 5 years by which time the future accommodation requirements of the organisation should have been established. The only exception to this is R13/0697 which proposes the permanent retention of alterations to a building.

### **Description of site and proposals**

The site is located within the Green Belt outside of Ryton-on-Dunsmore. The College of Policing site is a large complex with a range of building heights, styles and sizes. Some of these can be seen from the road but others are screened by the landscaping and fencing.

This application seeks the retention of 2 large buildings, and associated works, for a further 5 years. The buildings are modular style buildings due to being a temporary solution. The two storey office building is large with a floor area of 28 metres x 40 metres, and a height (flat roof) of 6 metres. The support building is a single storey building; however this is large, 20metres x 30 metres and has a ridge height above the adjacent office building.

Parking areas have been provided resulting in the provision of additional parking spaces. A new access road was also constructed around the proposed buildings linking with existing roads within the site.

The site is located within the Green Belt.

### **Third party comments**

None received to date

### **Technical consultation responses**

WCC Ecology            No objection    A bat survey may be required when the buildings are removed

### **Relevant policies and guidance**

CS1    Complies        Development Strategy

CS16   Complies       Sustainable Design

National Planning Policy Framework, 2012

### **Assessment of proposals**

The key issue to assess in relation to this application is whether the principle of the development is acceptable in this Green Belt location.



Policy CS1 sets out the development hierarchy for the borough and states that in Green Belt locations, such as this, development will only be permitted if allowed by national policy.

Since the previous approval the NPPF has been published, this replaced the former PPS and PPG documents, including PPG2: Green Belts.

The NPPF states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.

This goes on to state situations where new buildings do not constitute inappropriate development and this includes the limited infilling of previously developed sites, which would not have a greater impact on the openness of the Green Belt or purposes of including land within it than the existing development. Although the application proposes the retention of buildings on an existing site due to the size of the buildings it is not considered that these constitute "limited infill", they would also have an impact on the openness of the Green Belt. Therefore it is considered that the proposals comprise inappropriate development.

Very special circumstances must therefore be demonstrated to outweigh the harm to the Green Belt.

The College of Policing was formed in 2012 to safeguard the public interest and to provide specialised education for police forces throughout the country. When the site was occupied by the NPIA specialised training for the police was carried out on site and it is anticipated that some of this will remain at the site.

At present the long term proposals for the site are not yet known. However, until the intentions for the site are known, and if necessary development is carried out, it remains necessary for the work of the College of Policing to continue. The existing temporary buildings are currently in use and are required for operational purposes. The site provides secure training and conference facilities for the policing community, along with a base for a number of critical national programmes of work and operational support. It is considered that the activities at the site constitute very special circumstances to overcome the presumption against inappropriate development. The principle of the development is therefore acceptable in accordance with policy CS1 and the NPPF.

The visual impact of the proposal must also be assessed. The proposed buildings are located within the college site that consists of buildings of a wide variety of ages, styles, sizes and materials. The site generally includes older single and two storey buildings closer to Leamington Road with three storey buildings at the rear of the site. The buildings are approximately 80 metres from the site boundary with the A445. The building therefore will not be overly visible from outside of the site, even given the height of the building. While the design of the buildings is uninspired, permission is sought only for a temporary period. On this basis it is considered that the proposals are acceptable in relation to the visual amenity of the area and the openness of the Green Belt in accordance with policies CS1 and CS16.

The impact of the proposals on the amenity of adjacent properties must also be assessed. The proposed buildings are in the centre of the site and the nearest properties would not be affected as they are some distance away. It is therefore considered that the proposals would not adversely impact on the amenity of neighbouring properties. The proposals therefore comply with policy CS16.

Due to their design it is not considered that the buildings are suitable for permanent retention. Also as the long term intentions for the College of Policing site are not known it is considered reasonable to grant a temporary permission. This will allow the impact on the Green Belt to be fully assessed when the plans for the site are finalised.

As the structures are currently on site it is not considered there will be any adverse impact on protected species. WCC Ecology have commented that when the buildings are removed in the future bat surveys or bat mitigation may be required. An informative is suggested to bring this to the applicants' attention.

### **Recommendation**

Subject to the referral of the application to the National Planning Casework Unit, as the development comprises inappropriate development in the Green Belt that will have a floorspace greater than 1,000 square metres, the Head of Planning and Culture be given delegated powers to grant planning permission subject to conditions.

### **DRAFT DECISION**

**APPLICATION NUMBER**  
R13/0695

**DATE VALID**  
23/05/2013

**ADDRESS OF DEVELOPMENT**  
POLICE TRAINING CENTRE  
LEAMINGTON ROAD  
RYTON ON DUNSMORE  
CV8 3EN

**APPLICANT/AGENT**  
Mr R Brown  
Deloitte LLP  
Four Bridleyplace  
Birmingham  
B1 2HZ  
On behalf of MR P TOES, COLLEGE OF  
POLICING

### **APPLICATION DESCRIPTION**

Retention of one and two storey office, conference, dining and ancillary accommodation, car parking and internal site access road (for up to 5years)(originally approved by R08/1640/MDPT and R09/0256/MDPT).

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

#### **CONDITION: 1**

This permission shall be deemed to have taken effect on 3 July 2013.

#### **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 Phased Site Plan Phase 1- P(00)002/04, Fairfield Building Plan - P(00)223, Fairfield Building Elevations - P(00)221, Rural Surveillance Plan - P(00)210/04 and Rural Surveillance Elevations - P(00)211/01 received by the Local Planning Authority on 16 April 2013.

#### **REASON:**

For the avoidance of doubt.

**CONDITION: 3**

The buildings hereby permitted shall only be used for purposes ancillary to the use of the premises by the College of Policing and for no other purpose without the prior permission of the Local Planning Authority.

**REASON:**

In the interests of the amenities of the locality.

**CONDITION: 4**

This permission shall be for a period expiring on 3 July 2018 on or before which date the building and works hereby permitted shall be removed and the land reinstated to enable its former use to be resumed.

**REASON:**

To ensure the development does not have an adverse impact on the Green Belt.

**REASON FOR APPROVAL:**

The proposal constitutes inappropriate development in the Green Belt, which by its very nature is harmful to the Green Belt. However, the applicant has demonstrated that very special circumstances exist relating to the operations of the site. Therefore, the submitted information justifies the grant of planning permission that would be sufficient to overcome the harm caused by inappropriateness or other harm to the Green Belt accordance with the National Planning Policy Framework, 2012 and policy CS1 of the Rugby Borough Core Strategy 2011.

The proposals will not have an adverse impact on visual or residential amenity in accordance with policy CS16 of the Rugby Borough Core Strategy 2011.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

CS1, CS16

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**

When the buildings are removed a bat survey or bat mitigation may be required.

**App Ref No. R13/0096**

**Land off Scholars Drive, Cawston Grange, Cawston, Rugby CV22 7GU  
(Site for Cawston Community Centre)**

**Erection of building to be used for the purposes of a Community Centre (Class D2) together with associated car parking accommodation, cycle parking, landscaping, bin storage and drainage.**

**Case Officer: Greg Vigars (01788 533621)**

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The application has been brought to Committee for determination at the request of Councillor Stokes and is to be the subject of a Committee site visit.

### **The Site**

The site comprises land forming part of an area designated for development as a local centre and is located centrally within the residential development known as Cawston Grange.

It has an area of some 0.21 hectares and is roughly rectangular in shape. It is approximately 42 metres wide and 44 metres deep and has a frontage to Scholars Drive.

The northern site boundary abuts an existing footpath/cycleway which runs between the site and the adjacent premises of Cawston Grange Primary School. This boundary and the site frontage are defined by a 1.2m high timber post and three-rail fence.

The southern site boundary is defined by a 2m high brick wall where it abuts the service yard at the rear of the adjacent block of 4 retail units. The remainder of this boundary is defined by timber post and rail fencing. The retail units front Gerard Road and are served by access from Heritage Close. The service yard 'exit-only' is on to Scholars Drive.

The western site boundary is currently undefined.

The land itself was formerly agricultural pasture land, is fairly level and open and does not contain any significant features or trees. The key constraints include an existing electricity sub-station located in the north-eastern corner of the site and an existing sewer easement which crosses the south-west corner of the site. The western arm of the turning head at the end of Scholars Drive protrudes into the site frontage providing potential for access to serve the site.

Cawston Grange Primary School and the associated Children's Centre, located to the north of the site, are served by vehicular and pedestrian access from the end of Scholars Drive.

Existing two-storey dwellings are situated on the other side of Scholars Drive. The side gable end of No 4 Scholars Drive fronts onto the highway directly opposite the site frontage set back some 9 metres from the back of footpath. The rear of the site overlooks an area of undeveloped land that makes up the remainder of the area allocated for development as part of the proposed local centre.

A bridle path/footpath/cycleway route, running north to south, is situated some 53 metres from the site. Existing two storey dwellings in Judith Way front onto this route and are set back from it by some 15 metres. These dwellings are located approximately 68 metres from the western boundary of the application site.

### **Relevant Planning History**

- a) Application for Outline planning permission for use of land for residential development associated open space, school site, local centre, drainage works and highway works including connection to the A4061 and temporary access to Lawford Lane.

Approved on 17<sup>th</sup> November 1991 (*ref no. R/95/0313/21371/OP*)

- included approved master plan (*P22552/P415 Rev C*) which contained an area designated for a neighbourhood centre.

- b) Use of land for residential development, associated open space, school site, local centre, drainage works and highway works including connection to the A4061 and temporary access to Lawford Lane – Submission of details in accordance with outline planning permission ref no. R/95/0313/21371/OP.

Approved on 7<sup>th</sup> May 1999 (*ref no. R98/0826/21371/D*)

- covered the approval principally of highway works but also the Cawston Design Strategy whilst the original approved master plan was superseded by master plan no.1036/100Rev B

- c) Revised master plan Ref No.1036/100 Rev G to incorporate a link to the Rugby Western Relief Road

Approved on 31<sup>st</sup> August 2001

- d) Erection of single storey building comprising 4 No. units to be used for purposes within Classes A1(Retail), A3(Food & Drink) and A5(Hot Food Takeaway) of the Town & Country Planning (Use Classes) Order 1987, as amended together with associated access arrangements, parking, servicing and landscaping.

Approved on 23<sup>rd</sup> February 2011 (*ref no. R10/1057*)

### **The Proposal**

The application is submitted on behalf of Cawston Parish Council.

It seeks full planning permission for the erection of building to be used for the purposes of a Community Centre (Class D2) together with associated car parking accommodation, cycle parking, landscaping, bin storage and drainage.

In addition to the plans and elevations drawings, the application is accompanied by a Design and Access Statement.

Following discussions with officers regarding initial planning concerns and in the light of comments received from technical consultees and third parties, the applicant's agents subsequently submitted a 'Noise Assessment' report, a '3D' visuals sheet and a display sheet giving further clarification of the proposed materials to be used on the external walls and roof of the building.

The accompanying Design and Access Statement explains that the design and layout of the proposed Community Centre is based on previous research by the Parish Council. A survey of local residents and community groups was carried out to establish the potential uses of a community building in the area. Based on this, the Parish Council prepared a design brief that reflected the needs of the local community. This brief has formed the cornerstone of the design. It will provide space to accommodate local groups such as Scouts & Guides, Women's Institute, Dance and Exercise Classes, Theatre groups, Bridge Club and Local residents' private functions hire. In addition, the Community Centre will provide a base for the Parish Council which currently has no permanent meeting space.

The Design and Access statement highlights the potential economic benefits of the proposed development stating that it will provide an economic and social stimulus to the good of the community. The hiring out of areas within the building to local community groups and private groups will fund the running and maintenance of the building and create a positive financially sustainable facility.

The size of the proposed building is 475 sq. (GEA) having a capacity to accommodate no more than 200 persons. The applicant's agent states that the scheme has been subject to a rigorous design process to ensure that the building is well considered and responds to both the client's budget and user requirements.

Access to the site is proposed from Scholars drive. The building is located towards the north-west corner of the site and comprises of three elements. . Its footprint creates an offset T shape designed to maximise outdoor amenity space to the south west corner of the site.

On-site parking provision is proposed for 36 cars located to the front and south side of the building. The parking layout is designed to provide a hard tarmac surface for 10 vehicles, a cycle shelter for 12 cycles and a bins store. Two disabled parking spaces are provided in close proximity to the entrance and access is to be compliant with current DDA and British Standards. The remaining 26 spaces are proposed to be created using 'grasscrete' permeable surface. 10 of these spaces are set back behind the proposed security gates/fencing which encloses the rear part of the site but will be made available for use as over flow parking if and when required.

Following discussions with officers, the layout plan has been further revised to increase the extent of proposed landscaping and tree planting within the site. In accordance with the Council's tree officer recommendations, the scheme now incorporates mixed hedge and tree planting around the site boundaries and along the site frontage.

With regard to the building, the accommodation comprises a main hall area (162sqm) and separate function room (100sqm) which are linked by a shared storage area and kitchen/ servery facility. These are accessed of the main foyer area which also serves a small meeting room (26sqm), office (6sqm) and toilet facilities.

The layout of the building allows for the larger rooms to open on to the external open amenity space, orientated to the south west to take advantage of maximum afternoon and evening sunshine. The scheme provides direct access from the car park via a glazed entrance area into the central circulation space.

Within the proposed new building, the potential uses of the spaces dictate two volumes of different scale. The ridge height of the new facility is proposed to be no greater than 6 metres. A metal clad roof construction has been adopted to provide low pitched roofs to reduce the visual impact. Sloping ceilings to the underside of the roof structure maximise internal space.

The Design and Access Statement explains that, in terms of the external appearance, the design strives to use traditional contextual materials and forms in an innovative manner to create a building that has its own iconic status in the area. Robust and traditional materials are used in a modern interpretation to give it its own identity. In addition, a 'proposed materials' schedule and visuals sheet has been submitted to accompany the elevations drawings.

The north-south mass is sub-divided with a duo pitch that creates a smaller element to the front façade facing Scholars Drive. This creates a focal element to the street view that is clad in a colour through render to enrich the façade. This is separated from the main building mass via a patent glazed entrance area.

The large openings maximise natural ventilation and daylight while roof lights provide natural daylight to the kitchen and internal circulation deep within the plan.

In terms of energy efficiency, it is stated that the building will comply with national policy minimum 10% renewable requirements through photovoltaics, and air-source heat pumps. In addition, the building will utilise energy efficient fixtures and appliances, and low water- use sanitary provisions. Rain water retention will be used to maintain grassed areas.

In terms of security considerations, it is stated that the proposal seeks to create a defensible building through use of integrated shutters and the site layout has been designed to accord with 'secure by design' principles.

### Technical Consultations

WCC Highways	no objections	subject to conditions in respect of the proposed footway crossing.
Tree & Landscape Officer	no objections	in respect of the revised landscaping and tree/shrub planting scheme.
Environmental Services	no objections	subject to conditions & informatives to control noise, operational hours and construction work times
Western Power	no objections	subject to informative to protect existing services
WCC Ecology	no objections	subject to informatives regarding newt protection procedures where necessary and advice on planting species

WCC Archaeology	no objections	subject to condition requiring proposed programme of archaeological works being agreed prior to commencement of development
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### Third Parties

#### Neighbours (2)

No objections in principle to the proposed use or the location of the Community Centre but raise the following concerns:

- Scholars Drive is only a small Close and gets completely congested during school pick-up and drop-off times particularly if Community Centre and School events were to coincide.
- Concern over extent of on-site parking as originally proposed.
- Parking restrictions on Scholars Drive should be considered
- Design is not in keeping with the surrounding area – pitched roofs should be used

#### Councillor Stokes

No objection to the principle of providing a community facility or the proposed location, but objects to the scheme as proposed based on the following:

##### Design

- Design not in keeping with the newly built commercial block, local houses or the school to which it would be closely related.
- Materials to be used on external walls and roof do not reflect the current aesthetics of the area,
- Final design of local centre retail units was influenced by that of the existing school premises

##### Access

- Noted that the plan as submitted includes a gated access which would restrict scope for the community facility parking area to be able to be used to help ease congestion at school drop off / pick up times
- Vehicles serving the local retail units are allowed to exit only on to Scholars Drive

##### Use

- Understands that the Parish Council propose to make the facility available for use by Rugby Bridge Club due to their financial support. This would result in the Centre drawing in bridge club players from all over Rugby.

#### Head teacher - Cawston Grange Primary School

Welcomes the community hall as a much needed facility for the residents of Cawston but has concerns:

- Car park entrance off Scholars Drive could exacerbate current issues related to on street parking that affects neighbours
- Increased volume of traffic to the centre with limited on-site parking.
- Aesthetic qualities if the roof unsympathetic to the design of the school.

#### Chair of Governors - Cawston Grange Primary School

In favour of the Community Centre and support the project – will bring added value to the community in terms of activities for children and young people by complementing existing facilities such as the Children's Centre and use of the School Hall as well as for other members of the community. Raise certain concerns:



- Access to the facility via Scholars Drive.
- Increased traffic - will increase risk in terms of road safety for pupils and families of the school and people using the community hub area,
- Should reconsider access via Heritage Way which serves the retail units.
- Future expansion of the school if this were to be proposed could further exacerbate traffic issues.

#### Rugby Bridge Club

Express strong support for the Community Centre. Confirm that the Club is in discussions with the Parish Council regarding use of the facility.

#### Relevant Planning Policies

Local Development Framework Core Strategy, June 2011

CS16 'Sustainable Design' conforms

CS17 'Reducing Carbon Emissions' conforms

Rugby Borough Local Plan, July 2006 saved policies

GP2 'Landscaping' conforms

E6 'Biodiversity' conforms

T5 'Parking Facilities' conforms

Supplementary Planning Documents

Rugby Borough Sustainable Design and Construction SPD 2012 conforms

Rugby Borough Planning Obligations SPD 2012 conforms

National Planning Policy Framework, March 2012

Part 7 'Requiring Good Design' conforms

#### Determining Considerations

In assessing the proposed development in planning terms against the aims and objectives of relevant national policy and adopted local planning policies and standards as referred to above, the key considerations relate to the appropriateness of the development in principle; access, parking and public and highway safety; design and appearance; landscaping and impact on the character of the area and its visual amenities; impact on residential amenity; energy efficiency; ecology and archaeological issues.

#### Principle

Given the location of the site and the nature of the proposed use, the proposal is considered acceptable in principle. It is situated within an area of land allocated for a local centre as part of the approved development framework plan for Cawston Grange.

Easily accessed by the network of existing interlinking roads, footpaths, bridleway and cycle ways that formed the key framework for the Cawston Grange masterplan, the site is ideally suited for the development proposed and wholly accords with the original outline planning permission.

The principle of providing a local centre at the hub of Cawston Grange is well established and the proposal which is put forward and will be operated by the Parish Council, will provide a long awaited and much needed facility for the Cawston Grange Community. All of the representations received are in favour of the Community centre and welcome the project in principle.

## **Access, Parking, Public and Highway Safety**

A 6m wide access is proposed to serve the site from the existing turning head on Scholars Drive, which extends into the site frontage. This is acceptable to the County Council as Highway Authority which has no concerns regarding public and highway safety.

Prior to the application being submitted, the applicant's agents sought advice regarding access to the site and whether there was a preference for access from either Scholars Drive or Heritage Drive. The Highway Authority's advice at that time was that a minimum 5m access width would be required and added that *'strictly in vehicular access terms, either access location would be equally suitable; although in terms of pedestrian movements the access off Scholars Drive would be preferable as there is less conflict with vehicles accessing the retail units and better access onto the footpath/bridleway through the estate'*.

Subsequently the applicant's agents have clarified that whilst in the early design stage access off Heritage Close was looked at, it was ultimately found that the current turning head had insufficient length to accommodate the access required without purchase of additional land.

In planning terms, it had always been envisaged that a community facility, such as that proposed to be operated by the Parish Council, could provide the opportunity to build in scope within the design and layout to help alleviate typical school related parent drop-off/pick-up time parking congestion by allowing temporary use of the community centre car park at these times. The scheme as revised incorporates retractable bollards to be installed across the site entrance to prevent overnight 'misuse' of the car parking area. The applicant's agents have confirmed that the Parish Council would be willing to accept a condition that the bollards remain in the down position during the day and also in the evening at the times when the community centre is being used.

With regard to the proposed on-site parking provision, the extent of car parking proposed, which includes two parking spaces for the disabled, together with the amount of proposed cycle parking is in accordance with the Council's adopted parking standards.

## **Design and Appearance**

The proposed community centre building has been designed to respond positively to the constraints and opportunities of the site itself and to take into account the need to provide appropriate accommodation and flexible space in an energy efficient and cost effective way.

Whilst these considerations dictate to a large degree the size, siting and shape of the building, factored into the design is the need to consider the external appearance and relationship to its surroundings.

The building as proposed is modern, functional and energy efficient. Its external appearance makes use of differing materials that incorporate some finishes which reflect those used on buildings built elsewhere on the estate. Its design and appearance give the building a distinct identity which in turn will reflect its use as a community facility providing a focus within the defined local centre. The nature of the site and its relationship to buildings within the immediate area are such that it will not create an inappropriate and incongruent feature in the street scene.

In planning terms, it is considered that the design and appearance are appropriate and will positively enhance the character of the local centre which is yet still to be fully developed out, and will add some vibrancy and sense of place to this planned 'hub' for the community.

Whilst some of the representations received express strong concerns that the building is not of a similar design to the existing neighbouring buildings in that it does not reflect the particular design and appearance of the school or the block of retail units, it is not considered that, for the reasons stated above, these are reasonable grounds which justify refusing planning permission for the proposed development in this instance.

### **Landscaping and Visual Amenities**

The scheme as initially submitted proposed no soft landscaping within the site as such, just a tree either side of the access to define the site entrance.

Following discussions with officers, the scheme has been amended to incorporate detailed proposals for mixed hedgerow and tree planting around the site boundaries and along its frontages set against proposed metal railings. This will particularly improve the appearance of the site from Scholars Drive by reducing the adverse visual impact of the existing electricity transformer box and enhancing the setting of the building. It will also provide an improved appearance from the adjacent public footpath/cycleway. This in turn will improve and enhance the visual amenities of the immediate locality.

### **Residential Amenity**

It is considered the the siting of the proposed community centre building is reasonably related to existing residential properties. It is positioned some 41 metres from the nearest dwelling in Scholars Drive and some 72 metres from those residential properties in Judith Way.

Following initial concerns raised by Environmental Services, the applicant's agents produced a required 'Noise Report' carried out by 'noise.co.uk'. Having considered this report and its recommendations, Environmental Services have confirmed that they have no objections subject to the imposition of appropriate conditions to restrict certain uses and prevent unacceptable levels of noise being emitted from the building.

### **Energy Efficiency**

The applicant's agents have confirmed in the Design and Access Statement which accompanies the application that the building will comply with national policy minimum 10% renewable requirement through photovoltaics and air source heat pumps. In addition, the building will utilise energy efficient fixtures and appliances and low water-use sanitary provisions. Rain water retention will be utilised to maintain the grassed areas.

### **Ecology and Archaeology**

The County Ecologist has no objections to the proposed development subject to informatives as stated.

With regard to archaeology, whilst no objections are raised, the County Archaeologist recommends that a condition be imposed requiring that the applicants implement a pre- agreed programme of archaeological investigative work.

It is considered that, in this instance, this is unreasonable. The outline planning permission for Cawston Grange safeguarded a large area of land on archaeological grounds. The application site was not included in this. At this stage, to impose such a condition is not only unreasonable in itself, but would also bring with it added time delay and additional costs implications. On this basis therefore, the officer's recommendation does not include such a condition.

#### Third Party representations

With regard to the concerns and objections raised by third parties, as highlighted earlier in the report, it is considered that when assessing the merits of the proposal on planning grounds these do not reasonably justify resisting the proposed development for reasons already explained,

#### **Recommendation**

The proposed development does not conflict with the aims and objectives of the relevant planning policies and standards as specified in the report. It is therefore recommended that planning permission be granted subject to the following conditions and informatives.

#### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R13/0096

#### **DATE VALID**

27/12/2012

#### **ADDRESS OF DEVELOPMENT**

(Site for Cawston Community Centre)  
Land off SCHOLARS DRIVE  
CAWSTON  
RUGBY  
CV22 7GU

#### **APPLICANT/AGENT**

Mr Dennis Swain  
Hb Architects  
The Triforium  
17 Warwick Street  
Rugby  
Warwickshire  
CV21 3DH  
On behalf of Mr Matt Emery, Cawston  
Parish Council

#### **APPLICATION DESCRIPTION**

Erection of building to be used for the purposes of a Community Centre (Class D2) together with associated car parking accommodation, cycle parking, landscaping, bin storage and drainage.

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

##### CONDITION 1:

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

REASON:

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

CONDITION 2:

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

Application Form dated 21st December 2012 together with and as updated by the following documents and plans:

Documents

- Design & Access Statement No. R55.12 December 2012
- Noise Egress Assessment' Report No.13655-1 r1 dated 10th May 2013 prepared by 'noise.co.uk'

Plans

- Plan No. 55.12.LOCO1 dated 18.12.2012 Site Location Plan
- Plan No. 55.12.01 Rev A dated 11.04.2013 Proposed Floor Plans
- Plan No. 55.12. 02 Rev B dated 11.04.2013 Proposed Site Layout Plan
- Plan No. 55.12.03Rev A (date 13.12.2012) Proposed Elevations
- Pan No. 55.12.04Rev A (date 14.12.2012) Cycles/Bins Stores & Metal Railings
- Pan No. 55.12.05 Rev A dated 19.06.2013 Proposed Landscape Plan
- 'External Finishes Board' dated 16.04.2013 and received by email on 29.04.2013
- 'D Visualisation Board' undated and received by email on 29.04.2013

REASON:

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

CONDITION 3:

The facing materials to be used on the external walls and roof shall be as specified on the application form and on the external finishes board specified in condition 2 above. No development shall commence until samples of all the external materials together with details of rain water goods have been submitted to and approved by the Local Planning Authority.

REASON:

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

CONDITION 4:

Notwithstanding any details or information indicated in the application form or accompanying documents and approved plans, full details of the surface treatment and finishes of all areas of hard landscaping shall be submitted to and approved by the Local Planning Authority before development commences. The hard landscaping shall be carried out in accordance with the agreed details prior to the building hereby permitted being brought into use. The boundary fencing/metal railings shown on the approved plans, shall be installed concurrently with the implementation of the hard landscaping.

**REASON:**

To ensure the details of the development are satisfactory in the interests of the appearance of the development and the visual amenities of the area.

**CONDITION 5:**

The landscaping scheme, as detailed on the approved plans, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA 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 LPA gives its written consent to any variations.

**REASON:**

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

**CONDITION 6:**

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

Reason In the interests of highway safety

**CONDITION 7:**

The development hereby permitted shall not be commenced until the existing highway sign within the site boundary has been relocated in accordance with details to be submitted to and approved by the Local planning authority.

**REASON:**

To ensure the details' of the development are satisfactory to the Local Planning Authority.

**CONDITION 8:**

The accommodation for car parking, cycle parking as shown on the approved plan shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose.

**REASON:**

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

**CONDITION 9:**

Before development commences, full details of the proposed retractable bollards shall be submitted to and approved by the Local Planning Authority. These bollards shall be installed prior to the building hereby permitted being brought into use. Thereafter the bollards shall be retained in the retracted/down position except between 00.00hrs and 070.00hrs

**REASON:**

To ensure the details of the development are satisfactory to the Local Planning Authority and to allow scope for maximum use of the car park during the day and in the evening

**CONDITION 10:**

The building envelope shall be constructed in accordance with the approved detail specified in the acoustic report produced by 'noise.co.uk' dated 10th May 2013 Report No. 13655-1 r1. These being cavity block wall (280mm brick, cavity, strip ties. Plastered /rendered finish) high specification secondary glazing (southern façade) of Pilkington 6.100.4 (or double glazed equivalent) and roof construction of composite profile metal with Rockwool to 36 dB RW (Test Certificate AFR2)

**REASON:**

In the interests of amenities of the locality

**CONDITION 11:**

Prior to the building being brought into use, full and precise details of suitable sound limiting devices to be installed in both function rooms shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be installed by a suitably qualified sound engineer prior to the premises opening and maintained in accordance with the manufacturer's guidelines. Details required to be submitted for approval shall include sufficient proof of calibration via way of certification from the approved sound engineer. Prior to opening, the applicant/operator shall contact the Council's Environmental Protection Team on (01788) 533857 to set an agreed decibel level with their sound engineer as highlighted in the submitted Noise Assessment Report

**REASON:**

In the interests of amenities of the locality

**CONDITION 12:**

The Community Centre building shall not operate except between the hours of 07.00 and 00.00 hrs.

**REASON:**

In the interests of amenities of the locality

**CONDITION 13:**

Each of the function rooms within the building shall not at any time be operated together at the same time where functions involving music/reproduced sound would occur concurrently. All external doors and windows shall be kept closed during all live events

**REASON:**

In the interests of amenities of the locality

**CONDITION 14:**

Full details of all external lighting proposed to be installed on the building and within the site/car parking area shall be submitted to and approved by the Local; Planning Authority before development commences. Such lighting shall be installed in accordance with the agreed details prior to the building being brought into use.

**REASON:**

In the interest of the amenities of the area.

**CONDITION 15:**

Full details of the design, specification and appearance of the proposed integrated shutters, as referred to in the accompanying Design and Access Statement, shall be submitted to and approved by the Local Planning Authority before the development commences. The shutters shall be installed in accordance with the approved details.

**REASON:**

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

**CONDITION 16:**

Full details of the design, specification and appearance of the proposed equipment to be installed to comply with national policy minimum 10% renewable requirement including photovoltaics and air source heat pumps, as referred to in the accompanying Design and Access Statement, shall be submitted to and approved by the Local Planning Authority before the development commences. Such equipment shall be installed in accordance with the approved details.

**REASON:**

In the interests of energy efficiency.

**CONDITION 17:**

No part of the site other than within the building shall be used for the purposes of external storage.

**REASON:**

In the interests of the amenities of the area.

**CONDITION 18.**

The proposed refuse bins storage facility , as indicated on the approved plans, shall be provided prior to the building being brought into use.

**REASON:**

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

**REASON FOR APPROVAL:**

The proposal to erect a building to provide a Community Centre on land which forms part of Cawston Grange local centre is wholly appropriate and in planning terms, is acceptable in principle. The scheme incorporates satisfactory provision for access and on site parking facilities and proposes an acceptable level of on site hard and soft landscaping. The size, design and appearance of the proposed building reflects its function and the external appearance incorporates an element of traditional materials used in an innovative manner. Its relationship to other buildings and dwellings in the immediate locality is considered acceptable . As such, and subject to appropriate conditions, the proposed will not have an adverse impact on residential amenity, will have a positive impact on the character and visual appearance of the area, is acceptable in terms of public and highway safety development and will be constructed in line with energy efficiency standards. The development therefore accords with the aims and objectives of the relevant national and adopted local planning policies as specified above.



RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:  
Local Development Framework Core Strategy, June 2011  
CS16 and CS17

Rugby Borough Local Plan, July 2006 saved policies  
GP2 , E6, T5

National Planning Policy Framework, March 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.

**INFORMATIVE A:**

The applicant is advised that with regard to Condition 15 above, externally mounted security shutters will not be acceptable. The shutters should be designed as integral parts of the design of the building.

**INFORMATIVE B;**

Western Power advise that existing low voltage cables in the footpath at the proposed site entrance position may need to be lowered and placed in protective ducting depending on the proposed construction of the site access. For further advice contact: Gordon Hogg Planner South - East Warwickshire Western Power ( Tel 01455 232240)

**INFORMATIVE C:**

In view of the pond nearby, care should be taken when clearing the ground prior to development. If evidence of great crested newts is found during development, work should stop immediately while Natural England are contacted on 0845 601 4523 for advice on the best way to proceed. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act , the Countryside and Rights of Way Act 2000 and are also deemed European Protected Species. Where newts are present a license might be necessary to carry out the works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523.

**INFORMATIVE D:**

The applicant is advised that this permission does not authorise any signage or advertisements indicated on the submitted drawings. Separate consent may be required to display any proposed advertisements or signs on the building/premises. Further advice on this should be obtained from the Local Planning Authority prior to any signage being displayed.

**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.

**Reference number: R13/0751**

**Site address: St Josephs Convent, Brockhurst Lane, Monks Kirby**

**Description: Conversion of vacant buildings into five dwellings with minor extensions and alterations, demolition of some outbuildings and improvements to access**

**Case Officer Name & Number: Richard Redford extn 3625**

**The Proposal;**

Planning permission is sought for the conversion of vacant buildings into five dwellings with minor extensions and alterations, demolition of some outbuildings / extensions and improvements to access. Vehicular access to and from the site will continue to be located in its current position diagonally opposite the Stocking Meadow and Brockhurst Lane junction with the existing brick wall being taken down then moved back and rebuilt 2m from the back edge of the footpath in order to achieve improved visibility. 4 sections of the existing building will be demolished with 2 ground floor extensions and 1 first floor extension being built. A section of the front site boundary wall will also be demolished then subsequently re-built 2m back from the rear of the footpath. Existing hard standing will be reduced in amount making way for soft landscaped areas whilst some will be retained / replaced to provide car parking and turning / manoeuvring space. Surface and foul drainage details have been provided along with bat roost and tree protection measures. A Heritage Statement has been incorporated into the Design, Access & Planning Statement submitted along with a Refurbishment / Demolition Report and Bat Survey.

**Site History;**

The site has an extensive site history with the following being the most recent and relevant;

Conservation Area Consent for the conversion of vacant buildings into 5 dwellings with minor extensions and alterations, demolition of some outbuildings and improvements to access (R13/0750) Under consideration

Change of use to shop. Café, takeaway and cookery school, with associated food preparation/processing area, use of former playground as car park. Installation of 2 rooflights to south eastern elevation (E2E 68)

Refused  
17.03.2011

**Consultee Correspondence;**

Development Strategy

No objection  
the proposal

In summary they detail that whilst

conflicts with the wording of Core Strategy policies CS1 and CS20 the application provides a unique case to bring this vacant building that provides an important contribution to the Monks Kirby Conservations Area back into use and taking account of viability factors, results in an

exceptional case that can be supported

Environmental Health No objection Request conditions and informatives

Tree Officer No objection Request a condition

Highway Authority No objection Request conditions and informatives

WCC Archaeology No objection Request a condition requiring an archaeological site investigation

WCC Ecology No objection Request a condition and a note if approved

**Third Party Correspondence;**

Monks Kirby Parish Council

Support Strongly support the proposal; urge the LPA to look at the application for a unique and special site that may fall outside normal planning parameters for a local needs settlement; is crucial to the Monks Kirby Conservation Area Assessment; may be the only opportunity for such a sympathetic scheme for the re-use of these important buildings in the Conservation Area.

Neighbours (6)

Support On the grounds they generally support and overall support but would prefer to see smaller homes to encourage a different population segment to the village as opposed to more dwellings of the same size as currently exist; it has been vacant for a period of time; has sought the views of local residents and taken them into account; well arranged in respect of relationship with neighbouring units; it is an intelligent re-use of the existing Convent complex; will enhance the buildings that are an important part of the Brockhurst Lane street scene; and the proposal would bring it back into use so preventing it falling into disrepair

**Other Relevant Information;**

The application is before you for determination as, if approved, it represents a departure from adopted policy.

Located within the defined settlement boundaries of Monks Kirby as well as within the Monks Kirby Conservation Area, the site is occupied by a group of currently vacant, inter-connected buildings last used as a convent. Vehicular and pedestrian access to the site is via an existing gated, access point opposite the Brockhurst Lane / Stocking Meadow road junction with a further pedestrian access also in existence further along Brockhurst Lane. Constructed of bricks with a combination of clay roof tiles and slate, the building has a number of more modern extensions some of which will be demolished as part of the proposed development. Surrounded to the front and sides by residential dwellings, there is a church in proximity to the site as well as a Primary school to the rear who's playing field adjoins the site. Ground levels fall in

a south-west direction along Brockhurst Lane from the vehicular access point toward and past St Joseph's Roman Catholic Church.

**Relevant Policies;**

RBCS Policy CS1	Conflicts	Development Strategy
RBCS Policy CS2	Complies	Parish Plans
RBCS Policy CS16	Complies	Sustainable Design & Construction
RBCS Policy CS20	Conflicts	Local Needs Housing

Local Plan policy GP2	Complies	Landscaping
Local Plan policy E6	Complies	Biodiversity

Monks Kirby Parish Plan including Local Housing Needs Survey 2006  
Monks Kirby Conservation Area Appraisal  
Planning Obligations SPD

**Consideration;**

The main issue for consideration relates to the acceptability or otherwise of the change of use to open market dwelling in Monks Kirby as a Local Needs Settlement then subsequently matters including design, amenity, relationship with the Monks Kirby Conservation Area, parking and access.

Principle;

Monks Kirby is a Local Needs Settlement as set out in Core Strategy policy CS1 that states in local needs settlements only small scale developments to meet local housing needs within village boundaries and is subject to a site size threshold of 0.2ha. In this particular instance, the site covers an area in excess of 0.2ha and the dwellings proposed, as conversions, will be available on the open market. However, it is important to note that the application relates to the conversion of a group of existing, inter-connected buildings as opposed to the construction of new buildings within the settlement which is also a Conservation Area.

Policy CS20 deals specifically with Local Needs Housing supporting the strategy set out within Policy CS1 and states that local needs housing will be permitted on sites smaller than 0.2Ha where a need is demonstrated to the satisfaction of RBC. Any demonstrated need will be judged with reference to the eventual resident of the proposed dwelling by assessing;

- The suitability of their present accommodation and whether it could be converted to meet their needs, and;
- Whether the proposed residents needs can be met from the existing housing stock.

For an individual to be in need there must be an established local connection, local people will include;

- A person or persons and their dependants residing permanently within Monks Kirby or an adjoining Parish for 5 years or more in the past 20 years.
- A person or persons required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity
- A person or persons required to live close to their place of work in the Parish or adjoining Parish.

This application presents a unique case. It is acknowledged that the site is larger than 0.2Ha and therefore over the development threshold as prescribed in Policy CS20 of the Core Strategy, however, the site is previously developed with a number of vacant buildings present on the site. Furthermore, the provisions of paragraphs 7, 8 and 9 of the NPPF support sustainable development through economic, social and environmental roles collectively whilst other paragraphs in the NPPF, including in Section 6 on Delivering a Wide Choice of High Quality Homes, encourage the re-use of existing buildings.

The Monks Kirby Conservation Area Assessment (2010) highlights the Convent's importance to the setting of the Conservation Area and although not a listed building, its contribution to the "historic core" of the village along Brockhurst Lane particularly in relation to the street scene are acknowledged. The appraisal concludes that although the Convent is not "at risk" a suitable and sympathetic reuse should be sought.

The viability issues faced by this proposal have been the subject of in-depth pre-application discussions and correspondence between the applicant and the Local Planning Authority. On applications within Local Needs Settlements it is generally common place to attach a condition to approvals on converted dwellings that require, following first occupation, when they are subsequently placed on the market to be sold that they have to be marketed on a local then level, followed by neighbouring parishes and then Borough wide for periods of time before being open to all. In respect of this the applicant has provided sufficient evidence from their lender demonstrating their reluctance to fund a scheme with a planning condition imposed relating to the 'in perpetuity' marketing of the properties to those who meet the Rugby Borough Council Local Connection Criteria. The NPPF (2012) requires LPA's to assess whether the benefits of a proposal for enabling development (in this case the sympathetic and suitable reuse of an important building), which would otherwise conflict with planning policies but secure the future conservation of a heritage asset, outweigh the benefits of departing from those policies. It is acknowledged that the imposition of the condition relating to the marketing and occupancy of the proposed dwellings would prevent the redevelopment of the Convent.

As set out above, the proposal is contrary to the strategy set out within Policies CS1 and CS20 of the Core Strategy (2011). However, the Convent is of importance to Monks Kirby Conservation Area and its sympathetic redevelopment for residential purposes will assist in achieving the recommendations contained in the Monks Kirby Conservation Area Appraisal (2010). By seeking to impose a condition relating to the dwellings occupancy by individuals who meet the Core Strategy's Local Connection Criteria, in perpetuity, the Local Planning Authority would be acting unreasonably given the viability issues which are evident. The benefits of this proposal are acknowledged particularly as the buildings have been vacant for almost 6 years. Therefore the principle is acceptable subject to a condition relating to the marketing of the dwellings initially to the local market; however this should not be a requirement in perpetuity. This approach will enable the conservation of an important historic building, the alternative to which would be to let the convent lay vacant leading to further environmental and security issues.

#### *Design, Appearance & Amenity:*

The principal element of the proposal comprises the conversion of the existing building to provide 5 residential dwellings with the demolition of a number of modern, existing single storey elements of the building and their replacement with new extensions forming an ancillary, associated part of the development along with other works within the site.

The design, appearance, scale, massing and proportions of the building sections to be converted will remain unaffected by the proposed conversion. The internal and external works to sub-divide the existing building to form the 5 dwellings proposed have been done in a manner that allows the work and sub-division to take place in the most appropriate locations that will not impact the integrity of the building or site whilst also affording future occupants good amenity as well as useable, functional living space. The elements of the existing building to be demolished are single storey elements that are more recent additions to the building that whilst built of materials that are, in the main, in-keeping with the building can be seen as more recent additions that visually do not wholly relate to the building. As such their removal is considered acceptable.

There are 3 extensions to the main building that form part of the development that will provide additional accommodation space for dwellings numbered on the submitted plans as 1, 2 and 5. The cumulative floor area to be provided by these extensions equates to less than that removed through the demolition of the historic extensions that also form part of the proposal. All 3 extensions, individually and collectively, are of a design, appearance, scale, massing and proportion in-keeping with the existing building whilst also respectful and appropriate in respect of their relationship with neighbouring sites and visibility from Brockhurst Road. All 3 elements are to be constructed of materials to match those of the existing building so further ensuring they will fit in and relate to the building and area without raising any adverse or detrimental impacts.

Each of the proposed units will have its own front and rear garden areas that will provide future occupants with a good level of amenity space in-keeping with this part of the village and conservation area. Although not showing specific details in respect of landscaping, the submitted plans indicate the garden areas will be separated from each other through the use of either post and rail or close boarded fencing and in some instances new hedges planted using species appropriate to conservation areas. The proposed ground floor layout plan shows a mixture of soft and hard landscaping around the dwellings that is respectful, complimentary and in-keeping with the area and although no specific details on the planting or hard landscaping materials has been provided, this could be covered by way of condition.

Turning to the proposals relationship with neighbouring sites, including the proposed extensions elements of the proposal, the development will in some positions be in close proximity to neighbouring sites. However, whilst close to some site boundaries the design, height and positioning of openings are such that it is not considered that any impact will be sufficient to a level that would justify a refusal through loss of light or by being overbearing. Furthermore, window positions are such that whilst the will be an element of overlooking on the playing field / meadow area of the adjacent primary school, officers are of the opinion that due to the part of the playing field impacted on being a meadow and orchard area at the far corner of the site coupled with the window opening being existing, on balance the impact will not be greater than if the authorised convent use of the site were to be brought back into being.

#### Monks Kirby Conservation Area:

The Monks Kirby Conservation Area covers the entire built extent of the defined Monks Kirby settlement as well as a significant amount of the surrounding agricultural land that lies within the green belt. The Monks Kirby Conservation Area Appraisal 2010 provides a detailed assessment of the character, appearance, nature and historic characteristics of the settlement whilst also detailing the contributions of unlisted buildings and highlighting opportunities for future improvements.

Within the appraisal specific reference is made to the application site highlighting the Convent's importance to the setting of the Conservation Area, stating that although not a listed building, its contribution is to the "historic core" of the village along Brockhurst Lane particularly in relation to the street scene are acknowledged. The appraisal concludes that although the Convent is not "at risk" a suitable and sympathetic reuse should be sought.

The proposed conversion of the convent buildings to provide 5 residential dwellings will bring the buildings back into use so preventing them from a continued period of vacancy. As part of the proposal, and also subject to an application for conservation area consent, a number of extensions to the existing buildings are proposed that are of modern designs and appearance at odds with the buildings to which they are attached. It is considered that the removal of these modern extensions will serve to enhance the historic quality and appearance of the sections of the building where they are attached.

Vehicular access to and from the site is via an existing access point at the Brockhurst Lane / Stocking Meadow junction and on both sides of the access points there are substantial sections of brick boundary walls and rear walls of sections of the buildings on site that provide and contribute to the character, appearance and visual aesthetics of the conservation area. However, in its current form it fails to afford adequate visibility for vehicle users to the detriment of highway and pedestrian safety. In order to overcome this it is proposed to take down the brick wall on both sides of the access along with a section of garage that was approved and built in the 1970's, then rebuild the brick wall using the same bricks 2m back from the rear edge of the footpath. This will inevitably alter the character and visual aesthetics of this part of the settlement and conservation area but, given that it will re-use the existing bricks whilst being of the same height, design and appearance as the existing wall, whilst also providing the necessary visibility splay so allowing the building to be brought back into use without resulting in on-street parking, it is considered that the change is acceptable and will not adversely affect the conservation area in a manner or level that is unacceptable or detrimental to the overall nature as detailed within the Monks Kirby Conservation Area Appraisal.

#### Access & Parking:

Vehicular access to and from the site will continue to be via the existing vehicular access point opposite the Stocking Meadow and Brockhurst Lane junction. In its current form the access point has sub-standard visibility as a result of the brick wall and building that form the sites boundary treatment with Brockhurst Lane where the site boundary is situated immediately adjacent to the back edge of the footpath.

Prior to the submission of the application discussions were held between the applicant and the Highway Authority that highlighted the visibility splay that was required as well as what various options could be used to achieve the levels required. As part of the proposal a section of the building adjacent to the footpath is to be demolished whilst the sections of wall on both sides of the access will be taken down then rebuilt 2m back into the site away from the rear edge of the footpath.

As indicated earlier in the report, whilst not listed the site plays an important role in the amenity, character and appearance of the Monks Kirby Conservation Area in terms of its historic nature and quality. The re-positioning of the wall and demolition of a section of the building will obviously have an impact on the Conservation Area as well as the contribution of the site to the conservation area. However, the walls will be rebuilt further back into the site so allowing them to continue to contribute to the

character, appearance, amenity and historic character and appearance of both the site and conservation area. In addition to this the bricks to be taken down in the demolition of the section of building will be capable of re-use elsewhere in the site so also serving to have a positive contribution. As well as these, the alterations will allow the access to be brought up to a level that will ensure highway and pedestrian safety is enhanced whilst also bringing the buildings back into use so preventing them falling into a poor state of disrepair or being at risk that will, overall, positively contribute and enhance the character, appearance and functionality of the area.

The alterations proposed will ensure sufficient visibility is achieved and subsequently retained for users of the site whilst the internal arrangements in the parking area is such that sufficient turning and manoeuvring spaces is achieved so vehicles can enter and leave in a forward gear. On the basis of these factors the Highway Authority have no objections to the proposal subject to conditions being attached to any approval.

With regards to parking spaces, in accordance with the provisions contained within the Planning Obligations SPD, a total of 13 on-site parking spaces are required on the basis of the site and Monks Kirby being a low access area. The submitted plans show 13 spaces provided, along with turning and manoeuvring space, in the area where parking and access are currently provided adjacent to Brockhurst Road where the access point is. This level of parking spaces is in-line with adopted standards with adequate turning and manoeuvring space provided as well such that it is acceptable.

*Ecology, Tree & Environmental Matters:*

Prior to the submission of the application a bat survey was carried out with subsequent report submitted as part of the application with the plans provided making provision for bats within an area roof space. The submitted report and plans have been assessed by Warwickshire County Council Ecology Unit who have no objections to the proposal subject to a condition relating to specific bat mitigation measures being submitted, agreed and implement in addition to an informative relating to nesting birds.

Within the submission details have also been provided in respect of tree protection that has been assessed by the Tree Preservation Officer. In their response they state they have no objections to the proposal subject to a condition requiring the works be carried out in accordance with the submitted details which is acceptable.

Environmental Health officers, having assessed the proposal, indicated no objections to the proposal subject to a condition relating to the provision of a demolition asbestos survey and a number of informatives. An intrusive asbestos survey including reference to demolition has been provided by the agent that has been assessed by the relevant officers who are satisfied with its contents. It is considered that a condition requiring the development be carried out in accordance with the contents of the report should be attached to any approval.

*Conclusion:*

Overall therefore, whilst the proposal conflicts with the provisions of policies CS1 and CS20 in respect of the size of the site and provision of housing for identified local needs, it is considered that a number of important factors exist the enable the proposed development to be supported including the need to bring the building and site back into use after a number of years vacant, the enhancement and improvement of the Monks Kirby Conservation Area and viability.



**Recommendation;**

Recommend approval subject to conditions.

Report prepared by: Richard Redford 20<sup>th</sup> June 2013

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/0751

**DATE VALID**

15/04/2013

**ADDRESS OF DEVELOPMENT**

St. Josephs Convent  
Brockhurst Lane  
Monks Kirby  
Rugby  
CV23 0RA

**APPLICANT/AGENT**

Mrs Emily Warner  
Jppc  
Bagley Croft  
Oxford  
Oxfordshire  
OX1 5BD  
On behalf of , Belmark Homes Ltd

**APPLICATION DESCRIPTION**

Conversion of vacant buildings into five dwellings with minor extensions and alterations, demolition of some outbuildings and improvements to access

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

**CONDITION 1:**

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

**REASON:**

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

**CONDITION 2:**

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

Application forms, combined Design & Access, Planning and Heritage Impact Assessment Statement by JPPC dated April 2013, Demolition & Construction Works letter dated 9th April 2013 from Symbiosis Consulting Ltd to the applicant, Bat Survey Report by Ridgeway Ecology dated 14th March 2013, tree fencing plan numbered BH/MK/01 dated 28th March 2013, proposed drawings numbered 01H dated April 2013, 02D dated April 2013, 03A dated April 2013, 04 dated March 2013, 05C dated April 2013 and 06B dated March 2013, 07 dated March 2013;

Asbestos Refurbishment / Demolition Report by ESG Asbestos Ltd, reference ANO2682-001 dated 5th March 2013 submitted to and received by the Local Planning Authority on 17th May 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;**

Prior to the occupation of the units hereby approved the dwellings shall be marketed locally for a period of 3 (three) months for occupation by 'approved person'. In this condition, an approved person shall be deemed to be a person who immediately prior to such occupation:

-Has resided within the Parish or adjoining Parish for five years or more within the last 20 years; or

- Is required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill health and /or infirmity; or

- Has essential functional need to live close to his or her work in the Parish or adjoining Parish.

In this condition the definition of adjoining Parish shall be to comprise as being solely the Parishes of: Wibtoft, Willey, Withybrook, Pailton, Stretton Under Fosse, Harborough Magna and Churchover.

In the event that the dwellings have been marketed for 3 months and no approved person, as defined above, has expressed interest in the properties, evidence of the 3 months local marketing shall be submitted to and approved in writing by the Local Planning Authority, whilst the dwellings may continue to be marketed to any purchaser irrespective of whether they are an approved person.

**REASON;**

To provide an opportunity for local needs housing provision whilst not impacting on the long term viability and use of the buildings to which the application relates.

**CONDITION 4;**

Prior to the commencement of the development hereby approved, details and plans showing all replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

**REASON;**

In the interests of the visual amenity and character of Monks Kirby Conservation Area.

**CONDITION 5:**

No development shall commence unless and until a comprehensive hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA 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 LPA gives its written consent to any variations.

**REASON:**

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

**CONDITION 6:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes B, C and D of Unit 1, Classes A, B, C, D, E and F of Units 2, 4 and 5 and Classes A, B, C, D and F of Unit 3 of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

**REASON:**

In the interest of residential amenity.

**CONDITION 7;**

Details of any gates to be erected on and attached to the vehicular access walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

**REASON:**

In the interests of visual amenity.

**CONDITION 8;**

Prior to the commencement of the development hereby approved a plan showing the separate residential curtilages of each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

**REASON:**

In the interests of amenity.

**CONDITION 9:**

Other than those shown on the approved plans no new windows or rooflights shall be formed in any elevation or roofslope of the proposed development, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:**

In the interest of residential amenity.

**CONDITION 10:**

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority

**REASON:**

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

**CONDITION 11:**

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

A) A minimum width of 4.8 metres with a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway carriageway.

- B) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.
- C) Visibility splays for vehicles having been provided with an 'x' distance of 2.4 metres and 'y' distances of 23 metres as measured from the centre of the access. No structure, erection, trees or shrubs exceeding 0.9 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.
- D) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

REASON:

In the interest of highway safety.

CONDITION 12;

Vehicular access to the site from the highway (Brockhurst Lane) shall not be made other than at a position as shown on approved application drawing '01 H' dated April 2013.

REASON;

For the avoidance of doubt and in the interests of highway and pedestrian safety.

CONDITION 13;

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

REASON;

In the interests of highway and pedestrian safety.

CONDITION 14;

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

REASON;

In the interests of highway and pedestrian safety.

CONDITION 15;

During the construction period, adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON;

In the interest of highway safety.

CONDITION 16;

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

REASON;

In the interests of sustainable development.

CONDITION 17;

The parking spaces along with the turning and manoeuvring space shown on the approved plans shall be provided prior to the occupation of the dwellings and retained thereafter.

REASON;

To ensure sufficient on-site parking spaces are provided with appropriate turning and manoeuvring space then retained for use prior to occupation.

CONDITION 18;

All tree protection measures as identified within the tree identification plan/fencing locations (Drawing no: BH/MK/01) relating to the approved design details should be implemented prior to the development phase and to the satisfaction and written approval of the LPA. 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.

REASON:

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

CONDITION 19;

The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation measures shall thereafter be implemented in full.

REASON;

To ensure that protected species are not harmed by the development.

CONDITION 20;

Demolition and refurbishment elements of the development hereby approved shall be carried out in accordance with the Asbestos Refurbishment / Demolition Report ref ANO2682-001 by ESG Asbestos Limited dated 5th March 2013.

REASON;

In the interests of health and safety and for the avoidance of doubt.

CONDITION 21:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority other than as shown on the approved plans.

REASON:

In the interest of visual amenity.

CONDITION 22;

Prior to the commencement of the development hereby approved, a methodology relating to the demolition of the extensions and wall and subsequent re-construction of the re-positioned boundary wall, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

**REASON;**

To ensure the structures are removed in a manner that allows the re-use of the materials in the re-construction of replacement boundary walls in the interest of the character and appearance of the Monks Kirby Conservation Area.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Rugby Borough Core Strategy policies CS1, CS2, CS16 and CS20  
Saved Local Plan policies GP2 and E6  
Monks Kirby Parish Plan including Local Housing Needs Survey 2006  
Monks Kirby Conservation Area Appraisal  
Planning Obligations 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 conversion of the building to 5 dwellings with alterations, extensions, demolition and other associated works are will be in keeping with the building that will, as a result of the development, be brought back into use following a period of being vacant as well as result in an improvement to highway and pedestrian safety that collectively with the other elements of the proposal represent an appropriate use that will benefit and enhance the Monks Kirby Conservation Area that will not adversely impact on the residential amenity of neighbouring properties nor impact on ecology, trees or the conservation area, in accordance with policies CS1, CS2, CS16 and CS20 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 Policies E6 and GP2of the Rugby Borough Local Plan 2006.

**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;**

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

**INFORMATIVE 2;**

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant{s}/ developer{s}] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE 3;

Before any improvement works required by this planning permission are commenced to the existing highway, the developer shall enter into an Agreement under Section 184 of the Highways Act 1980 with the Highway Authority (Warwickshire County Council).

INFORMATIVE 4;

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

INFORMATIVE 5;

Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow so far as is reasonably practicable from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

INFORMATIVE 6;

The value and usefulness of the survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/methods used by the surveyor. Information on the location of all ACMs, as far as reasonably practicable, is crucial to the risk assessment and management. Any restrictions placed on the survey scope will reduce the extent to which ACMs are located and identified, incur delays and consequently make managing asbestos more complex, expensive and potentially less effective. The Demolition Survey aims to ensure that:

1. Nobody will be harmed by the demolition work on ACM in the property during any demolition or refurbishment.
2. Such work is carried out by the right contractor using the correct procedures

It should be noted that demolition contractors are required to inspect a site. Where the presence of asbestos is suspected then the Health and Safety Executive (HSE), Environment Agency, in England and Wales, or SEPA, in Scotland, has to be notified and special waste regulations must be complied with. Asbestos contaminated waste is required to be removed to a designated waste management site licensed to take asbestos. A consignment note for the national inspectorate is required for each load and a paper trail of movements of such waste is kept.

Consultation with the Council's Public Health and Licencing Team for agreement and approval is required before any demolition works commence or are permitted. This will need to be covered by a pre-commencement planning condition.

INFORMATIVE 7;

The building is in a residential area and demolition may cause noise nuisance to local residents. Demolition should only be permitted between the hours 0800 to 1800 Monday-Friday, Saturday 0900 to 1600.





**Reference number: R13/0750**

**Site address: St Joseph's Convent, Brockhurst Lane, Monks Kirby**

**Description: Conservation Area Consent for the demolition of historic extensions and front wall**

**Case Officer Name & Number: Richard Redford, ext 3625**

**The Proposal;**

Conservation Area Consent is sought for the demolition of 4 historic extensions and a stretch of the existing front boundary wall. In respect of the 4 historic extensions they cover floor areas of 29 square meters (a kitchen area), 10 square meters (part of a classroom), 37.5 square meters (sun room) and 52 square meters (garage area). With regards to the wall to be demolished a length measuring 7m will be demolished to the north-east of the existing access point.

For reference the section of wall to be demolished is highlighted in the planning application, also on this agenda, as being re-built 2m back from the rear edge of the footpath along with a 1.4m high section of the garage building to be demolished also being rebuilt 2m back from the rear edge of the footpath to provide a re-positioned front boundary wall to the site around the site access in order that the necessary visibility splay required for that application can be provided.

**Site History;**

Conversion of vacant buildings into five dwellings with minor extensions Under and alterations, demolition of some outbuildings and consideration improvements to access (R13/075)

Change of use to shop. Café, takeaway and cookery school, with associated food preparation/processing area, use of former playground as car park. Installation of 2 rooflights to south eastern elevation (E2E 68) Refused 17.03.2011

Refurbishment and alteration to outbuilding to provide garage accommodation (R97/0417/7922/P) Approved 21.07.1997

**Consultee Correspondence;**

WCC Archaeology

No objections Request a condition requiring archaeological investigation

**Third Party Correspondence;**

Monks Kirby Parish Council

Support Strongly support the proposal; urge the LPA to look at the application for a unique and special site that may fall outside normal planning parameters for a local needs settlement; is crucial to the Monks Kirby Conservation Area Assessment; may be the only opportunity for such a sympathetic scheme for the re-use of these important buildings in the Conservation Area.

Neighbours (6)	Support	<p>On the grounds they generally support and overall support but would prefer to see smaller homes to encourage a different population segment to the village as opposed to more dwellings of the same size as currently exist; it has been vacant for a period of time; has sought the views of local residents and taken them into account; well arranged in respect of relationship with neighbouring units; it is an intelligent re-use of the existing Convent complex; will enhance the buildings that are an important part of the Brockhurst Lane street scene; and the proposal would bring it back into use so preventing it falling into disrepair</p>
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**Other Relevant Information;**

The application is brought before the Committee due to its link to planning application R13/0751 that is also on this agenda for the conversion of the building to 5 dwellings with extensions and associated works.

Located within the defined settlement boundaries of Monks Kirby as well as within the Monks Kirby Conservation Area, the site is occupied by a group of currently vacant, inter-connected buildings last used as a convent. Vehicular and pedestrian access to the site is via an existing gated, access point opposite the Brockhurst Lane / Stocking Meadow road junction with a further pedestrian access also in existence further along Brockhurst Lane. Constructed of bricks with a combination of clay roof tiles and slate, the building has a number of more modern extensions some of which will be demolished as part of the proposed development. Surrounded to the front and sides by residential dwellings, there is a church in proximity to the site as well as a Primary school to the rear who's playing field adjoins the site. Ground levels fall in a south-west direction along Brockhurst Lane from the vehicular access point toward and past St Joseph's Roman Catholic Church.

**Relevant Policies;**

RBCS Policy CS16	Complies	Sustainable Design & Construction
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Monks Kirby Conservation Area Appraisal

**Consideration;**

The issue for consideration relates to the proposals impact on the Monks Kirby Conservation Area including relationship with the character, appearance and amenity of the area.

The Monks Kirby Conservation Area Assessment (2010) highlights the Convent's importance to the setting of the Conservation Area and although not a listed building, its contribution is to the "historic core" of the village along Brockhurst Lane particularly in relation to the street scene are acknowledged. The appraisal concludes that although the Convent is not "at risk" a suitable and sympathetic reuse should be sought.

Of the 4 extension elements to the demolished 1 is located to the rear of the building, is visible from the playing field of the adjacent primary school and is constructed of modern brick with a corrugated fibre cement mono-pitched roof that fail to relate to the main fabric of the building to which it is attached as well as the wider Conservation Area. Its removal is considered to represent an enhancement of the

visual character, nature and appearance of the conservation area from the limited positions from which it is visible.

Of the other 3 extension elements to be demolished, 2 are very visible from Brockhurst Lane with the bricks and roofing materials visible from the public domain matching those of the majority of the remainder of the buildings. The sections of brickwork not visible from outside the site, whilst traditional in terms of their colour, size and proportions, are still obvious of being more recent additions to the building. With regards to the garage building element to be demolished then bricks re-used in the construction of a 1.4m high wall as proposed by the corresponding planning application, from the road it is visible where newer bricks have been placed above older bricks. Nonetheless it is considered the removal of the 2 elements of most visibility from the public realm is in its own right considered to be an improvement in the area whilst when taken into account with that proposed in the planning application would, in officers opinion, constitute an enhancement of the Conservation Area.

The fourth element of the existing building to be demolished is an area of the building that whilst visible from outside the site, is only visible from a relatively oblique angle. As with the extension to the rear of the building to be demolished, this extension is constructed of modern brickwork that hides the original, attractive brickwork visible from with the extension to be demolished. The removal of this element will not only reveal the original attractive brick work but also increase open space available around the building in relation to that proposed in the planning application which will enhance the character, appearance and setting of the conservation area.

With regards to the section of wall to be demolished, it currently provides an attractive feature in the street that contributes to the character, appearance and historic nature of the settlement and the Conservation Area. However, as indicated in the description of the development the section of wall to be demolished will, should planning permission be granted, subsequently be re-built 2m back from the rear edge of the footpath along with a section of the garage building also to be demolished through this submission. The basis for the demolition and rebuilding 2m further back from their current positions is in order to improve visibility for vehicular drivers when leaving the site as the current situation poses an unacceptable risk to highway and pedestrian users. The works proposed in this element of the submission when coupled with that proposed by the planning application will allow the visibility splays to be improved to an acceptable standard whilst allowing the walls to be rebuilt using the same material, in the same manner that will as a minimum retain the general character, appearance and historic integrity of the village and the Conservation Area.

Given that there are elements of the buildings to be demolished, along with the bricks in the walls, that are likely to be capable of use in the rebuilding of the boundary walls and the extensions proposed as part of the planning application, it is considered appropriate to attach a condition to any approval requiring details of how the structures to be demolished will be demolished in order to ensure the bricks, and where appropriate roof tiles, are capable of re-use.

Also, given the link between this submission for Conservation Area Consent and the planning application for the conversion to provide 5 dwellings it is considered that a condition be attached to any conservation area consent stipulating the demolition shall only be commenced when a contract for the carrying out of the related development has been made.

Whilst WCC Archaeology have requested that a condition be attached requiring a programme of archaeological work, this submission relates solely to demolition and it is therefore considered to be an unreasonable condition to be added to this application. It would however be an appropriate condition to be attached to the associated planning application.

**Recommendation;**

Conservation area consent be granted.

Report prepared by: Richard Redford                      20<sup>th</sup> June 2013

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/0750

**DATE VALID**

15/04/2013

**ADDRESS OF DEVELOPMENT**

St. Josephs Convent  
Brockhurst Lane  
Monks Kirby  
Rugby  
CV23 0RA

**APPLICANT/AGENT**

Mrs Emily Warner  
Jppc  
Bagley Croft  
Oxford  
Oxfordshire  
OX1 5BD  
On behalf of , Belmark Homes Ltd

**APPLICATION DESCRIPTION**

Conservation Area Consent for the demolition of historic extensions and front wall

**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 18 of the Planning (Listed Building and Conservation Area) Act 1990.

**CONDITION 2:**

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

Application forms, combined Design & Access, Planning and Heritage Impact Assessment Statement by JPPC dated April 2013, Demolition & Construction Works letter dated 9th April 2013 from Symbiosis Consulting Ltd to the applicant, Bat Survey Report by Ridgeway Ecology dated 14th March 2013, tree fencing plan numbered BH/MK/01 dated 28th March 2013, proposed drawings numbered 01H dated April 2013, 02D dated April 2013, 03A dated April 2013, 04 dated March 2013, 05C dated April 2013 and 06B dated March 2013, 07 dated March 2013;

Asbestos Refurbishment / Demolition Report by ESG Asbestos Ltd, reference ANO2682-001 dated 5th March 2013 submitted to and received by the Local Planning Authority on 17th May 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;**

Prior to the demolition works hereby approved taking place a written scheme detailing the method by which the structures shall be demolished to allow the materials to be re-used in the works contained within the full planning permission R13/0751 along with, where necessary, details on the making good of the building sections where no further work will occur under the approved full planning permission, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

**REASON;**

To enable the re-use of the materials and in the interests of the Monks Kirby Conservation Area.

**CONDITION 4;**

The demolition works hereby consented shall not be commenced unless and until a contract has been made for carrying out the related redevelopment proposals for the site the subject of the full planning permission ref R13/0751 dated XXXX. A copy of the contract shall be submitted to and agreed in writing by the Local Planning Authority prior to demolition taking place.

**REASON;**

In the interests of protecting the character, appearance and visual amenities of the Conservation Area.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Rugby Borough Core Strategy policy CS16

Monks Kirby Conservation Area Appraisal

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 demolition of a number of more modern extensions to the original building along with the demolition of a section of wall will, when taken with the associated works detailed in the planning application for the conversion of the building to 5 residential dwellings with extensions and associated works, be in keeping with and enhance the existing building, surrounding area and Monks Kirby Conservation Area whilst not adversely impact on the residential amenity of neighbouring properties, in accordance with policy CS16 of the Rugby Borough Core Strategy 2011 and the Monks Kirby Conservation Area Appraisal.

**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.



**AGENDA MANAGEMENT SHEET**

<b><i>Name of Meeting</i></b>	Planning Committee
<b><i>Date of Meeting</i></b>	3 <sup>rd</sup> July 2013
<b><i>Report Title</i></b>	Delegated Decisions – 24 <sup>th</sup> May – 13 <sup>th</sup> June 2013
<b><i>Portfolio</i></b>	N/A
<b><i>Ward Relevance</i></b>	All
<b><i>Prior Consultation</i></b>	None
<b><i>Contact Officer</i></b>	Paul Varnish 3774
<b><i>Report Subject to Call-in</i></b>	N/A
<b><i>Report En-Bloc</i></b>	N/A
<b><i>Forward Plan</i></b>	N/A
<b><i>Corporate Priorities</i></b>	N/A
<b><i>Statutory/Policy Background</i></b>	Planning and Local Government Legislation
<b><i>Summary</i></b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b><i>Risk Management Implications</i></b>	N/A
<b><i>Financial Implications</i></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 – 3<sup>rd</sup> July 2013**

**Delegated Decisions – 24<sup>th</sup> May to 13<sup>th</sup> June 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: 03.07.2013  
Subject Matter: Delegated Decisions – 24.05.2013 to 13.06.2013  
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 24.05.2013 TO 13.06.2013

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<b>Applications Approved</b>		
<i>R13/0802 Approved 23.05.2013</i>	Bob's Café 352 London Road Stretton on Dunsmore	Demolition and rebuilding of existing building (retrospective).
<i>R13/0103 Approved 24.05.2013</i>	80 Craven Avenue Binley Woods	Retention of detached garage, boundary fencing and railings, sliding entrance gates with railings.
<i>R13/0244 Approved 24.05.2013</i>	Manufacturing Technology Centre Ansty Park Pilot Way Ansty	Erection of 2 storey temporary building and construction of associated temporary car park.
<i>R13/0485 Approved 24.05.2013</i>	Boundary Farm Farm Buildings Nethercote Road Flecknoe	Installation of 1131 photovoltaic panels on barn roofs.
<i>R13/0618 Approved 24.05.2013</i>	Style Bar 35 North Street Rugby	Listed Building consent for the re-painting of the exterior of the building including the windows and doors, new LED lighting, new chrome lights and new signage to front and side of the building.
<i>R13/0812 Approved 24.05.2013</i>	48 Cedar Avenue Ryton on Dunsmore	Erection of single-storey front extension and conversion of garage.
<i>R13/0814 Approved 24.05.2013</i>	130 Rugby Road Binley Woods	Alterations to existing rear conservatory to form single storey extension.
<i>R13/0614 Approved 29.05.2013</i>	Toft Edge Southam Road Dunchurch	Retrospective application for the erection of a shed, boundary fence, decking and associated landscaping

<i>R13/0644 Approved 29.05.2013</i>	5 Louisa Ward Close Rugby	Erection of single storey front extension
<i>R13/0754 Approved 29.05.2013</i>	Land adj Technology Drive/Junction One Roundabout (SW Side) Technology Drive Rugby	Minor works, including hard & soft landscaping, on land adjacent Technology Drive roundabout
<i>R13/0809 Approved 29.05.2013</i>	18 Barton Road Bilton	Erection of a first floor rear extension.
<i>R13/0827 Approved 30.05.2013</i>	Applecross Main Street Broadwell	Provision of pitched roofs over flat roofs at front, side and rear of the property
<i>R13/0566 Approved 31.05.2013</i>	Lawrence Sheriff School Clifton Road Rugby	Refurbishment of the Jubilee building to include demolishing and rebuilding first floor classroom access corridor, replacement of all external windows in Jubilee building and 3 external doors
<i>R13/0333 Approved 31.05.2013</i>	102 Ashlawn Road Rugby	Increase width of existing dropped kerb, erect gates and piers to front boundary and erect conservatory to rear
<i>R13/0742 Approved 31.05.2013</i>	Kingdom Hall Bow Fell Brownsover	Installation of 3 Air conditioning units with close boarded fence surround on the east elevation of the existing hall
<i>R13/0831 Approved 31.05.2013</i>	209 Rugby Road Binley Woods	Rear extension to First floor above existing kitchen to provide a proposed bedroom.
<i>R13/0850 Approved 03.06.2013</i>	56 Spicer Place Bilton	Erection of new single storey extension to front and side of property and extension of existing block paving area
<i>R13/0796 Approved 03.06.2013</i>	4 Okement Grove Rugby	Conversion of existing garage together with external alterations to the front elevation.
<i>R13/0634 Approved 04.06.2013</i>	106-108 Park Road Rugby	Change of Use from offices, shop and store to 2no.flats and a Large House of Multiple Occupation

<i>R13/0259 Approved 04.06.2013</i>	Rear of 43 Manor Road Rugby	Erection of 2 dwellings with associated works.
<i>R12/1348 Approved 04.06.2013</i>	Unit 32 Webb Ellis Industrial Estate Woodside Park Rugby	Change of Use of premises from light industrial (B1) to leisure (D2) for use as gymnasium
<i>R13/0830 Approved 05.06.2013</i>	63 Edyvean Close Rugby	Erection of a first floor side extension
<i>R13/0843 Approved 05.06.2013</i>	T S Metals Mill Road Rugby	Change of use from B8 to B1(c) for part of building
<i>R13/0851 Approved 05.06.2013</i>	10 Court Leet Binley Woods	Proposed extension to side roof slope of dwelling to facilitate loft conversion providing additional bedroom and en-suite
<i>R13/0788 Approved 07.06.2013</i>	Land rear of 26 David Road Bilton	Removal of Condition 7 of planning permission R09/0707/PLN dated 30 September 2009 to allow garage to be used as a habitable room.
<i>R12/2197 Approved 07.06.2013</i>	Dunchurch Village Hall Dunchurch Sportsfield and Village Rugby Road Dunchurch	Renewal of permission E2E 946 for Provision of 2 no. tennis courts with associated toilet and store building, fencing and floodlighting.
<i>R13/0813 Approved 07.06.2013</i>	15 Elsee Road Rugby	Proposed conservatory at the rear of the property
<i>R13/0901 Approved 10.06.2013</i>	Rear of 273 Hillmorton Road Rugby	Erection of 1 detached dwelling with associated works - substitution of housetype approved under R12/0044.
<i>R13/0669 Approved 10.06.2013</i>	Skipwith House 5a Church Close Harborough Magna	Erection of a Georgian style orangery and a garden wall.
<i>R12/2199 Approved 11.06.2013</i>	The Cottage Arbury House Farm Withybrook Road	Erection of two storey extension and porch

	Bedworth	
<i>R13/0702 Approved 11.06.2013</i>	Police Training Centre Ryton on Dunsmore	Retention of temporary construction access to A423 Oxford Road, for up to 5 years.
<i>R13/0701 Approved 11.06.2013</i>	Police Training Centre Leamington Road Ryton on Dunsmore	Variation of condition 1 of R09/0561/PLN (Erection of 1 single storey temporary office building and 1 temporary store building and associated works) to allow retention until June 2018.
<i>R13/0697 Approved 11.06.2013</i>	Police Training Centre Leamington Road Ryton on Dunsmore	Permanent retention of alterations to Hopkins Building, including air filtration plant and single storey side extension (originally approved by R09/0864/PLN).
<i>R13/0158 Approved 11.06.2013</i>	Police Training Centre Leamington Road Ryton on Dunsmore	Retention of 2 generators, substation and diesel tank (for up to 5 years) (originally approved by R08/1636/PLN).
<i>R13/0864 Approved 11.06.2013</i>	The Cottage Arbury House Farm Withybrook Road Bedworth	Erection of single storey extension to be used as a farm office
<i>R12/0342 Approved 11.06.2013</i>	The Evergreens Wood Lane Coventry	Renewal of planning permission for siting of mobile home and continuation of use of land as gypsy caravan site (previous reference R02/0383/01297/P)
<b>Listed Building Consents</b>		
<i>R13/0568 Listed Building Consent 31.05.2013</i>	Lawrence Sheriff School Clifton Road Rugby	Listed building consent for refurbishment of the Jubilee building to include demolishing and rebuilding first floor classroom access corridor, replacement of all external windows in Jubilee building, 6 internal windows and 3 external doors
<i>R13/0784 Listed Building Consent 07.06.2013</i>	School House Rugby School Lawrence Sheriff Street Rugby	Works affecting Grade II* Listed Building - Proposed internal alterations to separate residential family accommodation from school administration offices and meeting rooms.
<i>R13/0829 Listed Building Consent</i>	Skipwith House 5a Church Close Harborough Magna	Listed Building Consent for works to adjoin a new garden wall to the adjacent churchyard boundary wall.

10.06.2013		
<b>Conservation Area Consents</b>		
<i>R13/0545 Conservation Area Consent 28.05.2013</i>	Tebbs Nurseries 61-67 Hillmorton Road Rugby	Conservation Area Consent for the demolition of shop area and other glasshouses in relation to planning application Ref. No. R12/1824 for the demolition of the existing glasshouses and erection of 9 No. 2 bed apartments and 5 No. 4 bed terraced townhouses and associated car parking.
<b>Advertisement Consents</b>		
<i>R13/0781 Advertisement Consent 24.05.2013</i>	Style Bar 35 North Street Rugby	Advertisement Consent for the provision of 2 no. static externally illuminated signs.
<i>R13/0559 Advertisement Consent 07.06.2013</i>	Unit 4 Cawston Local Centre Heritage Close (off Gerard Close) Cawston	Display of an illuminated fascia sign.
<b>Certificate of Lawful Use or Development</b>		
<i>R13/0538 Certificate of Lawful Use or Development 03.06.2013</i>	Coppicewell Rare Breeds Farm Wolvey Road Bulkington	Certificate of Lawfulness application for the existing residential use of land through siting of mobile home(s)
<i>R13/0868 Certificate of Lawful Use or Development 04.06.2013</i>	1 White Barn Close Willoughby	Erection of two single storey rear extensions
<b>Agricultural Determinations</b>		
<i>R13/1018 Prior Notification not required 07.06.2013</i>	Arbury House Farm Withybrook Road Bulkington	Steel framed agricultural building for the storage of straw
<b>Telecommunications Determinations</b>		

<b>County Council Consultations/ Matters</b>		
<b>Approval of Details/ Materials</b>		
<i>R11/2458 Approval of Details 23.05.2013</i>	Brambles Barn Bilton Fields Farm Lane Rugby	Proposed conversion and external alterations to barn, including partial demolition and rebuild, to form 3 light industrial units. Change of use of land to form parking and access.
<i>R10/0709 Approval of Details 24.05.2013</i>	Garages 55-57 Magnet Lane Bilton	Demolition of existing garages, erection of bungalow and formation of vehicular access.
<i>R10/1281 Approval of Details 24.05.2013</i>	Rugby Gateway Phase R1 Leicester Road Rugby	Erection of 244 dwellings with associated open space, infrastructure and ancillary works; alteration to Brownsover Lane and junction with existing roundabout.
<i>R10/1281 Approval of non-material changes 24.05.2013</i>	Rugby Gateway Phase R1 Leicester Road Rugby	Erection of 244 dwellings with associated open space, infrastructure and ancillary works; alteration to Brownsover Lane and junction with existing roundabout.
<i>R12/1610 Approval of non-material changes 24.05.2013</i>	Land at Leicester Road Leicester Road Rugby	Erection of 87 dwellings and garages; construction of associated infrastructure comprising estate roads, foul water pumping station and balancing pond; provision of open space and all ancillary and enabling works - submission of reserved matters in respect of phase 1 comprising access, appearance, landscaping, layout and scale pursuant to outline planning permission ref. R06/0064/MAJP dated 17.09.2007.
<i>R11/0330 Approval of Details 28.05.2013</i>	Land the South of Ashlawn Road Rugby	The creation of a Cemetery and Crematorium facility together with a building including 2 Ceremony rooms, an office, a book of remembrance room, associated administration rooms and floral tribute area as well as external areas including a cemetery, an interment area and garden of remembrance, cycle, car and coach parking spaces along with other associated landscaping and highways works.
<i>R13/0543 Approval of Details 05.06.2013</i>	Land adj 45 Plantagenet Drive Bilton	Erection of a dwelling (Amendment to a previously approved scheme for the erection of a dwelling under planning permission ref. no. R12/2316 approved 15/1/13)



<i>R11/0787</i> <i>Approval of non-material changes</i> <i>05.06.2013</i>	The Bridles Homestead Coventry Road Dunchurch	Erection of garden room to side of property
<i>R06/1865/MAJP</i> <i>Approval of non-material changes</i> <i>05.06.2013</i>	Areas Q and N Cawston Grange Rugby	Erection of 44no. new dwellings and associated works (approval of reserved matters against planning permission R95/0313/21371/OP, dated 17/11/98).
<i>R12/1760</i> <i>Approval of Details</i> <i>07.06.2013</i>	LIDL UK GMBH Bilton Road Bilton	Erection of extensions and external alterations
<i>R10/1972</i> <i>Approval of reserved matters</i> <i>11.06.2013</i>	Former Peugeot Factory Plot 3/Unit DC3 Site B Oxford Road Ryton on Dunsmore	Renewal of outline planning permission (R07/2010/OPS) for the redevelopment of 25.93Ha for storage and distribution (Class B8) and General Industry (Class B2) (with up to 30% B2) up to a total maximum of 120770m <sup>2</sup> , including new access on to Oxford Road (A423) [this will also allow an extension of time to implement associated reserved matters R08/1305/MAJP (Unit 1) & R08/1341/MRES (Units 2 & 3) for layout, scale, appearance & landscaping].
<b><i>Withdrawn/</i></b> <b><i>De-registered</i></b>		
<i>R13/0703</i> <i>Withdrawn</i> <i>28/05/2013</i>	Badger Lodge Little Lawford Newbold	Erection of two storey side extension