

13<sup>th</sup> September 2013

## **PLANNING COMMITTEE - 25<sup>TH</sup> SEPTEMBER 2013**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 25<sup>th</sup> September 2013 in the Council Chamber, Town Hall, Rugby.

Andrew Gabbitas  
Executive Director

***Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary interest, the Member must withdraw from the room unless one of the exceptions applies.***

***Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.***

## **A G E N D A**

### **PART 1 – PUBLIC BUSINESS**

1. Minutes.  
To confirm the minutes of the meeting held on 14<sup>th</sup> August 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 – 16<sup>th</sup> August 2013 – 5<sup>th</sup> September 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 – 8) 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.*

*The Council now operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website ([www.rugby.gov.uk/speakingatplanning](http://www.rugby.gov.uk/speakingatplanning)).*

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE – 25<sup>TH</sup> SEPTEMBER 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

There are no applications to be considered .

### Recommendations for Approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location Site and Description</b>	<b>Page number</b>
1	R13/1567	Barn at Manor Farm, off Moor Lane, Willoughby Conversion of barn to 1 no. dwellinghouse and the erection of an associated detached garage - amended scheme to that approved under planning permission R12/1620.	3

**Reference number: R13/1567**

**Site address: Barn at Manor Farm, off Moor Lane, Willoughby**

**Description: Conversion of barn to 1 no. dwellinghouse and the erection of an associated detached garage - amended scheme to that approved under planning permission R12/1620**

**Case Officer Name & Number: Alice Cosnett – 01788 533489**

The application has been called into Planning Committee at the request of Councillor Hazelton.

### **Site Description**

Manor Farm is located to the west of the rural village of Willoughby and is situated on Moor Lane. The barn in question is an isolated building situated to the south west of the farm well away from the main group of farm buildings. As it is outside the Village Boundary of Willoughby it is located within the open countryside.

The barn is brick built with an open frontage to the south elevation and timber piers supporting the roof. The building has fallen into a state of disrepair.

### **Proposal Description**

Planning application R12/1620 granted permission for the conversion of the barn into a two bedroom dwellinghouse; enclosing the front of the barn with glazing and separating the interior into living accommodation. The garden area approved was to the south of the barn and was to be enclosed by a 1.2m high post and rail fence. A new single bay garage, designed to take a similar form as the existing barn, was approved to the south of the building. The access to the approved dwelling was to cross the farm field to its south and connect with Moor Lane.

Planning permission is now sought for an amendment to this scheme. It is proposed to lower the ground level of the barn by some 350mm to allow for the creation of a first floor and insert three rooflights into the front (south) roof slope and four rooflights into the rear (north) roof slope. In addition, a glazed gable end is to be introduced into the west elevation, a metal flue is to be inserted into the rear (north) roof slope and alterations have been made to the ground floor openings on the rear (north) elevation. Whilst the openings on the front elevation will be retained, rather than being fully glazed, they will be infilled with a mix of glazing and timber detailing.

The garage, access, extent of domestic curtilage and boundary treatments approved under application R12/1620 have however remained the same.

### **Relevant Planning History**

R12/1620	Conversion of a barn to 1 dwelling house and the erection of an associated detached garage	Approved 3.4.2013 (Committee decision)
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### **Technical Consultation Responses**

Environment Agency – no objection

Warwickshire Fire and Rescue – no comments received

WCC Archaeology – no comment

WCC Ecology – no objection

WCC Highways – no objection

### **Third Party Responses**

Councillor – Call the application into Planning Committee and raise objection for the following reasons:

- Increased risk of flooding
- Harm to biodiversity
- Discrepancies on application form
- Amendment appears to extend beyond the barn footprint, represents overdevelopment of the site and contrary to RBC'S planning strategy

Grandborough Parish Council – none received

Willoughby Parish Council (neighbouring Parish also consulted) – none received

Neighbours – one representation received querying the description of development

### **Relevant Planning Policies and Guidance**

#### Core Strategy

CS1            Development Strategy  
CS16          Sustainable Design

#### Saved Local Plan Policies

E6            Biodiversity  
T5            Parking Facilities

#### Other Documents

Planning Obligations SPD

#### National Policy

National Planning Policy Framework (NPPF)

### **Assessment of Proposals**

In the assessment of this application, the determining factors are the principle of the proposed development, its impact on the qualities, character and amenity of the area, amenity of neighbouring properties and its impact on protected species and highway safety.

#### Principle of development

Policy CS1 of the Core Strategy provides a settlement hierarchy; the intention of which is to ensure that the most sustainable locations for new development are considered ahead of those deemed to be less sustainable. It states that new development in countryside locations will be resisted unless where supported by national policy. Part 6 of the NPPF (Delivering a Wide Choice of High Quality Homes) states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It goes on to state that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. One such outlined special circumstance is where the development would re-use a redundant or disused building and lead to an enhancement of the immediate setting.

In the assessment of the previously approved application it was concluded that the principle of development was therefore acceptable given that it would bring a disused building back into use which would represent an enhancement to the character and appearance of its immediate setting and wider surroundings. Whilst internal and external alterations are now proposed the principle of the development remains compliant with the contents of the NPPF and Policy CS1 of the Core Strategy as the proposal is continuing to bring a disused building back into use, providing an enhancement to the character and appearance of its setting.

#### Impact on the qualities, character and amenity of the area

Part 7 of the NPPF (Requiring Good Design) emphasises the importance of good design and Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. In the assessment of the previously approved application the impact of the development on the character and appearance of the area was considered to be acceptable. The conversion was to have a relatively minor impact on the external appearance of the barn, introducing glazing into the existing openings on the front elevation ensuring the retention of the original open aspect of the barn. The design of the proposed garage reflected the design of the barn and as such appeared sufficiently agricultural in nature. Its location, further away from the building was considered to relate well to both the existing barn and proposed access. It was therefore concluded that the proposed alterations would represent good quality design, complying with the contents of Part 7 of the NPPF and Policy CS16 of the Core Strategy.

A range of relatively minor amendments are proposed to the original barn conversion approved. Through lowering the ground level of the building by some 350mm, a first floor has been created without having to extend outside the limits of the original agricultural building. The impact of this alteration on the appearance of the barn will therefore be relatively minimal, ensuring that the existing structure is modified as little as possible.

In order to provide light into the proposed first floor, a total of seven rooflights are proposed to be inserted; three on the front and four on the rear. The number of roof lights on the front elevation have been kept to a minimum to reduce the impact on views available to the barn from Moor Lane, and the proposed rooflights to be inserted into the rear roof slope have been positioned so as to line up with the openings previously approved along the rear elevation. The rooflights are relatively small in size and will be flush with the existing roof plane of the building. It is therefore considered that their insertion will have a relatively minimal impact on the character and appearance of the barn.

As previously approved the existing openings along the front elevation of the barn were to be fully glazed. Whilst it is proposed that these existing openings will be retained, they will instead be partially glazed and partially infilled with timber boarding. As similar timber detailing is a typical feature on traditional agricultural buildings, it is considered that this alteration will appear in keeping with the character of the original barn. Whilst additional glazing is proposed to be introduced into the west gable end of the barn, it is not considered that this alteration will have an adverse impact upon the character or appearance of the building.

A flue is to be inserted into the rear roof slope of the barn but it is not considered that this will have a significant impact on the character and appearance of it, particularly given that public views to this flue will be limited, being obscured from view from any vantage points along Moor Lane.

It is therefore considered that the proposal as amended represents good design and will not have an adverse impact upon the qualities, character and amenity of the area, in accordance with Part 7 of the NPPF and Policy CS16 of the Core Strategy.

#### Impact upon the amenity of neighbouring properties

Policy CS16 also states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded. There is a separation distance well in excess of 250m

between the existing barn and proposed garage and its nearest residential neighbour Leam Farm. Due to this separation distance it is not considered that the proposal as amended will have any additional impact on neighbouring amenity, complying with the contents of Policy CS16 of the Core Strategy.

**Impact on protected species**

Part 11 of the NPPF (Conserving and Enhancing the Natural Environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, among other things. In addition, Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance. The County Ecologist has been consulted on the amended application and has raised no objection. It is therefore considered that the proposed development will not have an adverse impact upon biodiversity complying with the contents of Part 11 of the NPPF and Saved Local Plan Policy E6.

**Impact on parking and highway safety**

In the assessment of the previously approved application, the proposed access was considered to be acceptable as the County Highways were satisfied that it would not have an adverse impact upon highway safety. In addition, the level of parking provision was considered to be compliant with the Council's parking standards. As no alterations are proposed to either the access or level of parking within the site, it is not considered that the proposal will have an adverse impact upon highway safety.

**Recommendation:**

Approve subject to appropriate conditions

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/1567

**DATE VALID**

24/07/2013

**ADDRESS OF DEVELOPMENT**

BARN AT MANOR FARM  
OFF MOOR LANE  
WILLOUGHBY  
RUGBY  
CV23 8BU

**APPLICANT/AGENT**

Mr John Clarke  
Howkins & Harrison  
7-11 Albert Street  
Rugby  
Warwickshire  
CV21 2RX  
On behalf of Mr R Heckford

**APPLICATION DESCRIPTION**

Conversion of barn to 1 no. dwellinghouse and the erection of an associated detached garage - amended scheme to that approved under planning permission R12/1620

**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:**

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

**REASON:**

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

**CONDITION 3:**

Notwithstanding any indication given on the approved drawings, full details of the design, materials and finishes of all windows, including the reveal depths [as well as the type and size of the proposed rooflights] and external doors shall be submitted to and approved in writing by the Local Planning Authority before any development commences. Development shall not be carried out other than in accordance with the approved details and the approved design, materials and finishes shall not thereafter be maintained or replaced other than with identical materials and finishes without the prior written permission of the Local Planning Authority.

**REASON:**

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

**CONDITION 4:**

Notwithstanding the details upon the application form no development shall commence until full details of the access, including materials to be used have been submitted to and agreed in writing by the Local Planning Authority

**REASON:**

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

**CONDITION 5:**

No development shall commence unless and until a comprehensive landscaping scheme (including soft and hard landscaping) 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 Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

**REASON:**

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

**CONDITION 6:**

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 3.0 metres, with a gradient not steeper than 1 in 15, and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway 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) The access not reducing the effective capacity of any highway ditch, and not allowing surface water to run off the site onto the highway.

**REASON:**

In the interests of highway safety.

**CONDITION 7:**

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

**REASON:**

In the interests of highway safety

**CONDITION 8:**

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before first occupation of the development.

**REASON:**

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

**CONDITION 9:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A, B, C, D, E, F and G 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 10:**

Other than those shown on the approved plans no new windows/rooflights shall be formed in the proposed development unless otherwise agreed in writing by the Local Planning Authority.

**REASON:**

In the interest of residential amenity.

**CONDITION 11:**

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.

**REASON:**

In the interest of visual amenity.

**CONDITION 12:**

The detached garage hereby approved shall not be used for any purpose other than ancillary to the residential use of the converted barn.

**REASON:**

In the interest of residential amenity.

**CONDITION 13:**

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:  
plan no.949-12-02 Rev A, 949-12/03 Rev A and 949-12-04 Rev A received by the Local Planning Authority on 24 July 2013.

**REASON:**

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

**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 Warwickshire County Council's Rugby 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 the Section 184 of the Highways Act 1980 with the Highway Authority (Warwickshire County Council).

**INFORMATIVE 4:**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works.

Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523 . If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

**INFORMATIVE 5:**

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible.

N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

**INFORMATIVE 6:**

Consideration should be given to the provision of suitable bat and bird boxes within the new build or adjacent trees in order to increase opportunities for wildlife. Many bat and bird populations have declined dramatically in recent years due to loss of roost, nest and foraging sites as a result of development. However a variety of bat and bird species use boxes and they can be particularly useful in the urban environment, where natural nesting places can be scarce. Further advice and information can be obtained from the Bat Conservation Trust (BCT), and the Royal Society for the Preservation of Birds (RSPB). WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required, in particular regarding which type of boxes to use.

**INFORMATIVE 7:**

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



**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	25.09.2013
<b>Report Title</b>	Delegated Decisions –16.08.2013 to 05.09.2013
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** N/A

***Recommendation*** The Report be noted

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

**Rugby Borough Council**

**Planning Committee – 25.09.2013**

**Delegated Decisions – From 16.08.2013 To 05.09.2013**

**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: 25.09.2013  
Subject Matter: Delegated Decisions – 16.08.2013 to 05.09.2013  
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 16.08.2013 TO 05.09.2013

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R13/0617 Refused 20.08.2013</i>	21 Paradise Street Rugby	Erection of a detached dwelling
<i>R13/1420 Refused 23.08.2013</i>	53 Coton park Drive Rugby	Retention of 1.75m in height boundary wall and gate
<i>R13/1317 Refused 27.08.2013</i>	Granville House 4 Moultrie Road Rugby	Erection of a single storey side extension
<i>R13/1290 Refused 29.08.2013</i>	Hill Farm Rugby Road Princethorpe	Retention of mobile home for use as a holiday let
<b>Applications Approved</b>		
<i>R13/0257 Approved 15.08.2013</i>	63 Clifton Road Rugby	Erection of new boundary wall and erection of new detached garage
<i>R13/0613 Approved 15.08.2013</i>	Redundant barn opposite Newnham Grounds Kings Newnham Lane Kings Newnham	Conversion of barn to a dwellinghouse
<i>R13/0332 Approved 15.08.2013</i>	115 Norton Leys Bilton	Erection of single storey front extension and side extensions
<i>R13/1363 Approved 15.08.2013</i>	2 The Green Broadwell	Erection of single storey side and rear extension

<i>R13/1374 Approved 15.08.2013</i>	74 Ashlawn Road Rugby	Proposed single storey front extension
<i>R12/1155 Approved 16.08.2013</i>	Part of former Bilton bypass land Rear of 314-322 Bilton Road & rear of Lister House Ivy Grange Bilton	Erection of 11 dwellings with associated garaging, sewers and other works.
<i>R13/1173 Approved 16.08.2013</i>	Village Hall Trustees Village Hall Brockhurst Lane Monks Kirby	Proposed single storey extension and minor alterations to include access ramps to external doors, and the insertion of new external doors.
<i>R13/1164 Approved 16.08.2013</i>	Frog Hall Cottage London Road Stretton on Dunsmore	Application for permanent retention of agricultural building and use for storage purposes (previous temporary approval R03/0068)
<i>R13/1266 Approved 16.08.2013</i>	15 Boundary Road Rugby	Erection of a single storey rear extension.
<i>R13/1227 Approved 16.08.2013</i>	Willow House (Plot 3) Poppy Close Heath Lane Brinklow	Substitution of house type to Plot 3 (retrospective).
<i>R13/1077 Approved 19.08.2013</i>	7 Eastfield Place Rugby	Change of use from residential (Use Class C3) to a non-residential day centre (Use Class D1)
<i>R13/1377 Approved 20.08.2013</i>	45 Whetstone Drive Rugby	Proposed two storey side extension to provide garage with bedroom above
<i>R13/0612 Approved 20.08.2013</i>	Welsh Rugby Football Club Former Rugby Welsh Social Club Bakehouse Lane New Bilton	Change of use to a martial arts gym and internal and external alterations [Variation of condition 2 Reference R03/1000/ 02733/P dated 9/12/2003 to allow the clubhouse to benefit from a general use for a gym]
<i>R13/0380 Approved</i>	60 Regent Street Rugby	Change of use of first floor offices (use class B1) to one residential unit (use class C3)

21.08.2013		
<i>R13/1295 Approved 21.08.2013</i>	Grange Farm Brandon Lane Coventry	Erection of 3 dwellings and associated works, including formation of landscaped bund.
<i>R13/1428 Approved 23.08.2013</i>	2 Sandy Lane Rugby	Renewal of planning permission reference number R10/1179 (Erection of a bungalow (renewal of planning permission R05/0814/2650/P, dated 05 October 2010).
<i>R13/1430 Approved 23.08.2013</i>	Field View Buckwell Lane Clifton Upon Dunsmore	Extension and alteration to existing garage to convert to hobby, storage and garden rooms, and provision of pitched roof.
<i>R13/1283 Approved 23.08.2013</i>	6 Field View Cawston	Proposed two storey front extension
<i>R13/1445 Approved 27.08.2013</i>	73 Tower Road Rugby	Erection of a two storey side and rear extension and single storey rear extension
<i>R13/1027 Approved 27.08.2013</i>	Elysian Fields Southam Road Leamington Hastings	Erection of storage building for the storage of hay and straw, and machinery.
<i>R13/1452 Approved 27.08.2013</i>	22 Shuttleworth Road Clifton Upon Dunsmore	Garden Room to provide ancillary accommodation incidental to the enjoyment of the dwelling house.
<i>R13/1327 Approved 28.08.2013</i>	42 Holbrook Road Long Lawford	Conversion of existing dwelling house to 3 no flats, single storey rear extension, front balcony and stairs and dormer to rear
<i>R13/1278 Approved 28.08.2013</i>	Headington House Rugby Road Brandon	Single storey kitchen and utility extension
<i>R13/1286 Approved 28.08.2013</i>	16 School Street Dunchurch	Erection of first floor extension to rear and erection of replacement porch
<i>R13/1056 Approved</i>	4 Fosse Way Stretton on Dunsmore	Single storey rear extension and insertion of flat roofed dormer to rear

28.08.2013		
<i>R13/0326 Approved 29.08.2013</i>	78 Clifton Road Rugby	Erection of detached dwelling and two-storey side extension to existing property.
<i>R13/1275 Approved 29.08.2013</i>	Burton Farm Burton Lane Burton Hastings	Demolition of workshop and dwelling and erection of replacement house and workshop
<i>R13/1146 Approved 30.08.2013</i>	The Old Forge Main Street Thurlaston	Amendments to planning permission R12/0789 (Erection of a single storey rear extension).
<i>R13/1354 Approved 30.08.2013</i>	Land adjacent to 68 Featherbed Lane Hillmorton	Erection of 4no. terraced houses and associated works including parking provision.
<i>R13/0912 Approved 30.08.2013</i>	60 Hillary Road Overslade	Subdivision of the existing bungalow to create 2no. dwellings, together with associated works.
<i>R13/1449 Approved 30.08.2013</i>	Bottom Close Heath Lane Brinklow	Erection of rear extension (part retrospective)
<i>R13/1450 Approved 30.08.2013</i>	30 Linnell Road Rugby	Retention of detached garden room ancillary to the main house
<i>R12/1635 Approved 30.08.2013</i>	7 Mill Farm Close Dunchurch	Erection of a front porch.
<i>R12/2110 Approved 02.09.2013</i>	Lodge Farm 301 Easenhall Road Rugby	Erection of a residential garage. Erection of stable building and arena. Change of use of land for the keeping of horses.
<i>R13/1433 Approved 02.09.2013</i>	Garages South of number 34 Nelson Way Bilton	Erection of 2 No. flat roofed buildings to provide bin and bike stores
<i>R13/1413 Approved 03.09.2013</i>	VS Rugby Association Football Club Rugby Town Football	Insertion of 3no. enlarged windows into the front elevation and raising of existing roof.

	Club Butlin Road Rugby	
<i>R13/1250 Approved 03.09.2013</i>	1 Bracken Drive Hinckley	Proposed single storey front extension
<i>R13/1384 Approved 02.09.2013</i>	Goodrest Cottage Rugby Road Brandon	Erection of a part two storey, part single storey rear extension (Amendment to a previously approved scheme for a replacement of a single storey rear extension with a two storey and single storey rear extension, replacement front porch, chimneys and external alterations under planning reference number R08/0978/PALB granted 19th August 2008)
<i>R13/1431 Approved 03.09.2013</i>	Rugby Gateway Leicester Road Rugby	Construction of new Primary Sub-Station including associated security fencing and road access
<i>R13/1395 Approved 03.09.2013</i>	53 North Road Clifton Upon Dunsmore	Erection of single storey and two storey extensions to front and rear and alteration to roof of main dwelling (resubmission of previously approved application R12/0055)
<i>R13/1199 Approved 04.09.2013</i>	16-20 Regent Street Rugby	Creation of 3no, retail units to ground floor and conversion of the upper floors to provide 9no. Residential units.
<i>R11/0890 Approved 04.09.2013</i>	Land at Willow Lane Rear of 56 Hillmorton Road Willow Lane Rugby	Erection of 4 three bedroom mews dwellings
<b><i>Prior Approval Applications</i></b>		
<i>R13/1314 Prior Approval 19.08.2013</i>	Bilton Social Club 34 The Green Bilton	Prior Notification of proposed Demolition Works {Town & Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 31} Proposed demolition of former Bilton Social Club
<i>R13/1074 Prior Approval 04.09.2013</i>	4 Houston Road Brownsover	Prior approval application for single-storey rear extension. Measurements: 3.5m projection from rear wall of original dwelling, 3.898m high, 2.344m eaves height.

<b>Prior Notification</b>		
<i>R13/1525 Prior Notification 21.08.2013</i>	Grandborough Fields Farm Flecknoe Station Road Rugby	Determination as to whether prior approval is required for the erection of a stock building
<b>Listed Building Consents</b>		
<i>R13/1147 Listed Building Consent 30.08.2013</i>	The Old Forge Main Street Thurlaston	Alterations to Listed Building Consent reference R13/0247 (Listed Building Consent for demolition of an existing single storey rear extension and works to erect a replacement single storey extension).
<i>R13/1368 Listed Building Consent 03.09.2013</i>	Croft Field Main Street Harborough Magna	Listed Building Consent for the repair and replacement of windows
<i>R13/1385 Listed Building Consent 02.09.2013</i>	Goodrest Cottage Rugby Road Brandon	Listed Building Consent for the erection of a part two storey, part single storey rear extension (Amendment to a previously approved scheme for Listed Building Consent for a replacement of a single storey rear extension with a two storey and single storey rear extension, replacement front porch, chimneys and external alterations under planning reference number R08/0979/LBC granted 19th August 2008)
<i>R13/1201 Listed Building Consent 04.09.2013</i>	16-20 Regent Street Rugby	Listed Building Consent for: Creation of 3no. retail units to ground floor and conversion of the upper floors to provide 9no. Residential units.
<b>Advertisement Consents</b>		
<i>R13/1396 Advertisement Consent 20.08.2013</i>	Princethorpe Service Station Oxford Road Rugby	Installation of 3 fascia signs on the sales building, one digital pole sign and an illuminated canopy fascia sign.
<i>R13/1288 Advertisement Consent 27.08.2013</i>	Plot 2 (Network Rail) Former Peugeot Factory Site B Oxford Road	Installation of three external non-illuminated signs

	Ryton on Dunsmore	
<i>R13/1291 Advertisement Consent 02.09.2013</i>	Stanbridge Motors (Rugby) Limited Unit 8 Cottage Leap Rugby	Provision of 1 No. non-illuminated fascia sign and 1 No. non-illuminated free standing sign (retrospective)
<i>R13/0506 Temporary Advertisement Consent 03.09.2013</i>	Former Peugeot Site (Sites A & B) London Road Ryton-on-Dunsmore	Proposed installation of temporary non-illuminated totem sign
<b>Approval of Details/ Materials</b>		
<i>R12/1357 Approval of Details 16.08.2013</i>	2 Moultrie Road Rugby	Erection of a garage outbuilding with an associated forecourt, erection of a boundary wall and revised vehicle access arrangements linked to application R12/1645
<i>R12/1645 Approval of details 16.08.2013</i>	Glebe House 2 Clifton Road Rugby	Demolition of existing building, erection of three storey building and use for purposes within Class B1 (offices) of the Town & Country Planning (Use Classes) Order 1987 as amended, provision of new vehicular access to the site incorporating modifications to the existing access from Moultrie Road together with associated car parking and landscaping and erection of boundary wall.
<i>R13/0669 Approval of Details 16.08.2013</i>	Skipwith House 5a Church Close Harborough Magna	Erection of a Georgian style orangery and a garden wall.
<i>R10/0884 Approval of non- material changes 20.08.2013</i>	Land adjacent to Manor Farm Work units Sawbridge Road Willoughby	Erection of an agricultural workers dwelling.
<i>R11/1874 Approval of non- material changes 20.08.2013</i>	Hall Farm Bungalow 2 The Green Harborough Magna	Erection of a two storey, a first floor and a single storey extensions.
<i>R12/0753 Approval of Details 20.08.2013</i>	21 Dunsmore Avenue Rugby	Erection of 6 dwellings (in lieu of part of previously approved development) with associated access, car parking and

		landscaping, amended parking arrangements for previously approved dwellings on plots 1-6.
<i>R12/1786 Approval of Details 20.08.2013</i>	21 Dunsmore Avenue Rugby	Erection of 1 dwelling (in lieu of plot 1 of previously approved development) with associated access and car parking.
<i>R11/1297 Approval of non-material changes 23.08.2013</i>	Elliotts Field Retail Park Leicester Road Rugby	Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.
<i>R10/1972 Approval of reserved matters 28.08.2013</i>	Unit DC5, Plot 1, Site B, Former Peugeot Factory 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 120770m2, 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].
<i>R11/0014 Approval of non-material changes 28.08.2013</i>	Land at Coton Park East Gentian Way Brownsover	Submission of reserved matters comprising access, appearance, landscaping, layout and scale and discharge of related conditions nos. 4 (details of roads, footpaths etc), 5 (foul and surface water drainage), 6 (parking), 7 (site boundaries treatment), 8 (levels), 10 (hard and soft landscaping), 12 (tree protection), 14 (materials) and 17 (acoustic ventilation) pursuant to outline planning permission ref. APP/E3715/A/09/2113178 (LPA ref. R09/0188/MEIA) dated 29 June 2010, for the erection of a maximum of 165 dwellings complete with associated open space and infrastructure.
<i>R09/0717/HOUS Approval of non-material changes 29.08.2013</i>	247 Rugby Road Binley Woods	Erection of two-storey side extension and single storey rear extension and conservatory.

<i>R12/0396 Approval of Details 30.08.2013</i>	The Queens Diamond Jubilee Centre (Rugby Leisure Centre) Bruce Williams Way Rugby	Revised application for the demolition of existing leisure centre and erection of new leisure centre, including enlarged sports hall, café, parking, ancillary facilities, external works and temporary car park
<i>R13/0440 Approval of non-material changes 03.09.2013</i>	Unit DC4, Plot 3 Former Peugeot Factory Site B Oxford Road Ryton on Dunsmore	Approval of reserved matters for Units 3&4/Plot 3 relating to layout, appearance, landscaping and scale (Application D) against renewed outline planning permission R07/2010/OPS (R10/1972) 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 120770m2, 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] & Condition 5 of R10/1972 (associated with Plot 3 - Units DC3 & DC4).
<i>R12/0396 Approval of Details 04.09.2013</i>	The Queens Diamond Jubilee Centre (Rugby Leisure Centre) Bruce Williams Way Rugby	Revised application for the demolition of existing leisure centre and erection of new leisure centre, including enlarged sports hall, café, parking, ancillary facilities, external works and temporary car park
<b><i>Withdrawn/ De-registered</i></b>		
<i>R12/1054 Withdrawn 16.08.2013</i>	1a School Street Wolston	Change of use of vacant shop to Class B1 (business) and B8 (wholesale and distribution of pharmaceuticals) of the Town and Country Planning (Use Classes) Order 1987 as amended.
<i>R13/1211 Withdrawn 21.08.2013</i>	Malin Farm Baydon Road Withybrook	Outline Application for a Rural Workers Dwelling
<i>R13/0764 Withdrawn 30.08.2013</i>	21 Bracken Drive Wolvey	Erection of single storey side and rear extensions and a first floor side extension, together with external alterations. Erection of a detached garage.
<i>R13/1273 Withdrawn 03.09.2013</i>	Church of the Good Shepherd Main Street Broadwell	Extension to existing church to form an enclosed porch and disabled toilet.

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