

4th October 2013

PLANNING COMMITTEE - 16TH OCTOBER 2013

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 16th October 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 25th September 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 – 6th September 2013 to 26th 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 – 9) 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). 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).

AGENDA ITEM 4

**RUGBY BOROUGH COUNCIL
PLANNING COMMITTEE – 16TH OCTOBER 2013
REPORT OF THE HEAD OF PLANNING AND CULTURE
APPLICATIONS FOR CONSIDERATION**

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

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

RECOMMENDATION

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for Refusal

There are no applications recommended for refusal to be considered.

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
1	R13/1269	Land at Cestersover Farm, Lutterworth Road, Rugby, CV23 0QP. Erection of an 80m high meteorological mast for a temporary period of up to 24 months to measure wind speeds (renewal of planning permission R10/1613 dated 3rd November 2010).	3
2	R13/1562	1a School Street, Wolston Repair and extend existing partially collapsed building, and use as an internet pharmacy.	10
3	R12/0657	64 Overslade Lane, Rugby Single storey rear extension to replace existing detached garage, erection of conservatory to rear and erection of car port to side.	17

Reference number: R13/1269

Site address: Land at Cestersover Farm, Lutterworth Road, Rugby, CV23 0QP.

Description: Erection of an 80m high meteorological mast for a temporary period of up to 24 months to measure wind speeds (renewal of planning permission R10/1613 dated 3rd November 2010).

Case Officer and Telephone Number: Nathan Lowde 01788 533725

The Proposal:

Planning permission is sought for the erection of an 80m high meteorological mast within a field approximately 300m to the south of Cestersover Farm, and approximately 900m to the north-west of Churchover village. The proposed application is a renewal of planning application R10/1613 approved on the 3rd November 2010 for a further temporary period of 24 months. The applicants seek renewal of this temporary permission with the intention of collecting wind speed and direction data for the proposed Swift Wind Farm development for which a scoping opinion was sought by the developers in 2nd April 2013 and which a scoping opinion was provided by the LPA on the 7th May 2013.

The proposed mast comprises an 80m high galvanised metal mast constructed in metal tubes between 197mm and 219mm in diameter. There are 4 small cross masts provided at various heights between 40 and 80m up to a maximum of 3.5m in length, containing direction vanes, anemometers and temperature/relative humidity sensors. 5 no. high tensile guide wires are provided in each of the 4 quadrants around the mast to provide anchorage. These will be affixed to the ground on 8 anchorage points in locations approximately 50m radius from the base of the mast. The mast itself and the anchorage points will be affixed to the tops of pieces of timber which are buried into the ground.

Access to the proposed mast will be via the existing farm access road to Cestersover Farm from Lutterworth Road, with the final stage being directly across the adjoining field. It is not proposed that any heavy machinery will be required to install the mast – it will be transported to the site via a 4x 4 pick-up truck and a tractor/trailer – and no new roadways will be necessary.

Previous Planning History:

R10/1613	Erection of an 80m high meteorological mast for a temporary period of up to 36 months to measure wind speeds	Approved 03.11.13
R10/2303	A wind farm comprising 9 wind turbines of up to 126.5m tip height, a single, permanent meteorological mast with a maximum height of 80m, a sub-station compound containing a control building, underground cabling, a new on-site track including a river crossing and drainage, a site entrance, and a temporary construction compound; and at each turbine location a permanent crane hardstanding area for the erection of each turbine, with each wind turbine having a micro-siting tolerance of up to 50m	Refused 12.11.13

Technical Considerations:

RSPB	no comments to make
WCC Highways	no objection the proposals will be sufficiently low key that they will have no material effect upon the highway network.
WCC Ecology ecological monitoring	no objection subject to conditions relating to
WCC Archaeology	no comments received
Warwickshire Wildlife Trust	no comments received
Natural England	observations received
Coventry Airport	on objection there is no aviation safety impact associated with this planning application.
National Air Traffic Control (NATS)	Has no safeguarding objection to the proposal.
English Heritage	no comments to make
Environment Agency	no comments to make

Third Party Consultation:

Neighbours (objections) (36)

- Blight on landscape and detracts from the listed church
- Eye-sore
- Any development on the Churchover Wind farm site will be visible from the village of Cotesbach
- They wish to keep a mast on the site in order to keep a foothold on the land
- There isn't enough evidence to warrant a wind farm
- What can be achieved by allowing a further 2 years of monitoring.
- The mast in its position has cause close encounters with helicopters and other types of airbourne machines having to make last second manoeuvres to avoid collisions
- This is nothing more than a pointless waste of time and we are unable to see a valid reason for the extension and waste of resources in dealing with this application
- Better ways to generate energy
- Cannot see why they need more than 3 year's worth of wind data.
- There is no justification for the mast to remain in place for any longer than the 3 years.
- Further information would just be duplicating the information that the have already collected.
- Towers above the Swift Valley
- Met mast is visible from the village and surround area
- It introduces an intrusive, alien and industrial element into the rural landscape, and spoils, a beautiful and peaceful rural landscape

- RBC should take note of Central Government and recent Ministerial Statements and Guidance regarding developers submitting repeated applications in the same area.
- The mast, with its red safety light on top is visible 24 hours a day and is a constant reminder of the repeated threat to the village and surrounding communities from windfarm developers.
- Uneconomically justified
- Totally inappropriate for the environment and serves no purpose
- If they have not got enough wind in 3 years then the assumed energy that could be produced by a windfarm would be very suspect.
- If the location is not windy enough then the developers should accept that they have the wrong place and should stop repeatedly threatening our small community.
- Wind energy is entirely unnecessary
- Can be seen from residential properties within the village and from windows facing the met mast.

Churchover Parish Council objection

Permission was originally granted for a three year period in order to collect wind data to inform a potential windfarm application. It has been in place for almost the three years and has by now fulfilled that function. The mast is a constant reminder of the threat of wind turbines and is an industrial intrusion into the rural landscape. As it has a red light on top, it is visible 24/7.

Although the location is just outside the Green Belt an 80m high mast with attached equipment etc is readily visible from within the GB and as such detract from openness, contrary to NPPF.

The retained mast is visually extremely prominent from Churchover village Conservation Area and its listed buildings, including the church (Holy Trinity) from which there is ready visibility of the mast. The development will damage the setting of both the CA and listed buildings, contrary to NPPF policy.

Central Government has made quite clear in recent Ministerial Statements and Guidance that developers should not continually brow-beat and bully communities into submission with repeated applications. To refuse the retention of the mast would send a clear signal to the developers that Rugby Borough Council has taken this latest advice on board and is going to protect its local environment and population from unwarranted development.

Pailton Parish Council observations

Pailton PC are of the opinion that to object to a structure which is already insitu, would be pointless. However, insist that the condition should be adhered to, in that 'The temporary mast should be in place for the length of time stated (24 months) in order to gather enough data before a Planning Proposal for a Wind Farm can be submitted to RBC Planning Authority'.

Monks Kirby Parish Council observations

Monks Kirby Parish Council feels that they are not in a position to come to a decision. The Cllrs are asking why should there be a need for more data when the mast has already been operating for three years.

Cotesbach Parish Council objection

The 3 years the mast has been operational the applicants have collected sufficient data, thereby making any extension irrelevant and unnecessary!

Other Relevant Information.

The site is located in open countryside. It comprises a large agricultural field located on land which rises from the River Swift valley northwards towards Cestersover Farm, which is situated on higher land. Cestersover Farm comprises a large agricultural unit located to the west and north of Churchover Village. The River Swift cuts through this part of the countryside, forming a shallow river valley, which separates Churchover village from the main grouping of farm buildings.

The farmland in this area is fairly open, although there are some hedgerow field boundaries remaining with groups of tree coppices on higher ground and trees/vegetation along the river valley floor.

The site of the deserted village of Cestersover lies in the vicinity of the application site. This was previously designated as a Scheduled Ancient Monument, but this has now been delisted due to agricultural activity damaging the earthworks.

Relevant Policies:

Rugby Borough LDF Core Strategy 2011

CS1	Development Strategy	complies
CS16	Sustainable Design	complies

Saved Local Plan Policies (Post Core Strategy adoption) June 2011

E6	Biodiversity	complies
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National Planning Guidance.

National Planning Policy Framework	complies
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Consideration;

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states “It must be demonstrated that the most sustainable location are considered ahead of those further down the hierarchy.” The site is located within the open countryside which is the penultimate tier of the hierarchy where new development will be resisted and only when national policy allows will development be permitted. Although the meteorological mast is not a renewable energy development in itself, it is acknowledged within the application that the mast is required in relation to on-going proposals for the Swift Wind Farm, a number of monitoring instruments have been sited on the mast to measure wind speed and direction. The data collected is proposed to be used in a wind speed resource model to assess the viability of building a wind farm on the site. Within the NPPF at paragraph 93 it recognises that the provision of renewable energy infrastructure is central to the economic, social and environmental dimensions of sustainable development. In accordance with the Framework, the presumption in favour of sustainable development requires that planning permission should be granted unless any adverse impacts of a proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

Given its temporary nature and its relationship to an on-going renewable energy project (which is a material consideration) it is considered that the principle of retaining the meteorological mast for a further period of two years is considered acceptable in accordance with policy CS1 and guidance contained within the NPPF.

As part of the consideration for the proposed development in 2010 which led to the grant of planning permission it is accepted that the proposed mast will have a significant visual impact given the open nature of the landscape in this part of the countryside, which to some degree will also impact on the character and appearance of the village and its conservation area, given that it currently sits in a landscape dominant setting. However, it was considered though on balance; that the combination of distance from nearby properties and Churchover village, the very slender design of the mast and the temporary nature of the proposal, would mitigate this impact. It was also considered subject to conditions that the meteorological mast would not impact upon archaeology or ecology within and around the area, and would not impact upon the highway network. Since the original consent that was granted in 2010 there has been no change in the status of the land within and around the application site and there has been very little building in the area. There is no known change to archaeology or ecology in the area and the surrounding land uses have remained the same, thus the impact of the meteorological mast on landscape character, neighbours, highways, flood risk, heritage assets and ecology has remained the same and is expected to remain the same throughout the timespan requested.

Third party comments have been received stating that the applicant has had sufficient time to collect wind data over the 3 year period and as such there is no justification for a further temporary permission. It is only the applicant who can determine how much data they need to collect and if they feel they need to collect over a longer period of time than their initial application would allow then, they are entitled to submit a renewal application to seek an extension of the time period. Unless it can be shown that an extension to the time period would be harmful then this is not a reason to refuse the application.

The proposal was considered to be acceptable when it was first submitted and the application was approved subject to conditions. Since the grant of the original temporary permission there have been changes to both local and national policies, with the introduction of the Core Strategy at a local level, and the National Planning Policy Framework at the national level. This application has been assessed in accordance with these new planning policies and it is concluded that the proposed development complies with policies and guidance set out within the Core Strategy and NPPF having regard to Core Strategy Policy CS1 and CS16, Saved Local Plan Policy E6. As such there is no planning reason not to issue a renewal.

Recommendation.

Approve subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R13/1269

DATE VALID

09/09/2013

ADDRESS OF DEVELOPMENT

CESTEROVER FARM
LUTTERWORTH ROAD
PAILTON
RUGBY
CV23 0QP

APPLICANT/AGENT

Daniel Patterson
RES UK And Ireland
Cedar House
Greenwood Close
Cardiff
CF23 8RD

APPLICATION DESCRIPTION

Erection of an 80m high meteorological mast for a temporary period of up to 24 months to measure wind speeds (renewal of planning permission R10/1613 dated 3rd November 2010).

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

The meteorological monitoring mast hereby permitted must be removed, including all of its ancillary fixing structures, and the land reinstated to its former condition as open agricultural land on or before 16th October 2015.

REASON:

To safeguard the established character of the countryside where permission has only been granted to enable information gathering in respect of the wind energy resource in compliance with the National Planning Policy Framework.

CONDITION 2:

The bird diverters and passive bat detectors on the guy wires that support the mast must be maintained to the satisfaction of the Local Planning Authority throughout the lifetime of the mast.

REASON

In the interests of the protection of birds and to accord with the National Planning Policy Framework.

CONDITION: 3

The development hereby permitted shall proceed in accordance with the ecological monitoring scheme of bird and bat casualties as detailed within the Design and Access Statement completed by RES Ltd dated September 2013. The approved scheme shall be implemented in full.

REASON:

To protect the nature conservation of the site in accordance with the Policy E6 of the Local Plan

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: R13/1562

Site address: 1a School Street, Wolston

Case Officer: Chris Davies 01788 533627

Description: Repair and extend existing partially collapsed building, and use as an internet pharmacy.

History:

Last use prior to vacation was as a frozen food outlet, but this was never formally authorised. The only authorised use appears to have been as a workshop, most likely ancillary to No.1 School Street.

R12/1054	Change of use of vacant shop to Class B1 (wholesale and distribution of pharmaceuticals) of the Town and Country Planning (Use Classes) Order 1987 as amended.	Withdrawn by agent after collapse of building.
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Proposal:

Following withdrawal of an application to convert the building (see above and below for details), the applicant now wishes to rebuild and modify the now partially collapsed building, still with the intention of using it for the base of an internet pharmacy company.

Other Relevant Information:

This application has been brought before the Planning Committee for consideration as it is a departure from the Development Plan.

School Street is one of the main roads through Wolston village centre, and forms part of the Wolston Conservation Area.

The site of No.1a occupies land between the side elevation of No.1 School Street (a period end-of-terrace cottage currently undergoing renovation) and the rear elevation of Wolston Baptist Church (which faces onto the junction of School Street and Main Street).

The former building was a low level single storey structure with a flat roof. It was set well back from the highway, with a paved area to the front providing parking for a total of 3no. vehicles, although this appears to be shared with No.'s 1-3 School Street.

The frontage of the building consisted of 3no. large shop windows and a double entrance door. The remaining exterior was surfaced with vertical timber cladding and brick piers. Internally the premises consisted of a single open plan space with no partitioned rooms.

The structure was in a poor state of repair, with damage to the windows and a leaking roof. It had been vandalised on more than one occasion, with windows being broken.

The applicant originally sought planning permission to operate an internet pharmacy from the adapted vacant premises. The building would have been used as a storage and distribution site, with a single delivery vehicle transporting medication to the customer's address. However, following the partial collapse and then further demolition of the building (the latter apparently for safety reasons) the LPA had to advise the agent to withdraw the application as the remnants of the building were no longer capable of conversion.

The proposal before Members for consideration now would still essentially result in the same outcome as the previous scheme, namely an internet pharmacy base, but would obviously also involve extensive work to rebuild the premises. The "new structure" would still resemble the scheme previously under consideration, and would be on a similar footprint to the original building.

Technical Responses:

- WCC Ecology - Nesting bird and bat notes required.
WCC Highways - Conditions were originally requested re parking, width of access and surfacing of the access. After submission of further parking details and discussions with Chris Thorley, one condition was omitted and another amended to remove need to formally resubmit it. Standard informatives required re works in the highway extents, access and water run-off.
Development Strategy - Verbally confirmed that the principles of the proposal were the same as the withdrawn scheme, namely that the proposal is contrary to Policy CS1 but acceptable in principle so appropriate to be dealt with as a departure.
Environmental Health - Note required re hours of construction.

Parish/Ward Responses:

- Parish - No objections, but raised concerns over work done on the site to date.
Ward - No comments received.

Neighbour Responses:

- Objection (1) - Traffic increase, lack of parking, disruption caused by deliveries, visual impact, noise, lack of need.
Support (1) - Will improve appearance of locality and have an uplifting effect on the village centre.

An objection was also received from Wolston Baptist Church, but it was received well after the end of the consultation period, and the objections raised were not material planning considerations.

Planning Policy:

National Planning Policy Framework March 2012 (NPPF) Complies

Rugby Borough Core Strategy 2011

CS13: Local Services and Community Facilities

Conflicts

CS16: Sustainable Design

Complies

Rugby Borough Local Plan 2006 Saved Policies

E6: Biodiversity Complies

Considerations:

The key consideration in determining this application is the impact of operating the proposed use from the site, and the associated works to the building, on a) the vitality and viability of the village centre, b) the character and appearance of the building and the surrounding Conservation Area, c) local and residential amenity, and d) biodiversity.

Principle of Development/Vitality and Viability

The last known use of the building (prior to vacation) was as a frozen food outlet, which would have fallen within Class A1 (retail) of the Town and Country (Use Classes) Order 1987 as amended. This would be considered to be a community facility.

The proposed use would not be directly reliant on local residents as its main trade source, nor would it directly serve them (as it would have no trade/service counter – services would be requested electronically via the internet).

This proposal would therefore result in the loss of a potential community facility and its replacement with a facility that is not considered to directly serve the community. The development therefore conflicts with policy CS13: Local Services and Community Facilities of the Rugby Borough Core Strategy 2011.

However, historically planning permission was neither sought nor granted for retail operations on the site, and so the presence of a community facility on the premises was never formally authorised. It appears from the property history that the original (and authorised) use of the building was in fact as a workshop.

The Development Strategy Team have confirmed that in this particular instance the loss of a potential community facility and its replacement with the proposed operation would not harm the vitality or viability of Wolston, and so have therefore recommended that the application be considered as an acceptable departure from the Development Plan.

This would enable the proposed use to be approved, should Members be minded to determine as such. It would also result in the re-use of a presently redundant commercial site.

Character and Appearance

The existing site has a history of issues with vandalism, and prior to its collapse the building was in a very poor state of repair.

The proposed scheme would see a significant improvement in the appearance of the site, and re-occupation would see an improvement in maintenance and on-site security.

The design is simple yet in keeping with the various styles of buildings seen along School Street, and the proposed improvements to the frontage would significantly enhance the “kerb appeal” of the site.

The proposed use would not lead to a significant increase in numbers of vehicles accessing the site, and so would not detrimentally affect the character of the locality from this perspective.

Overall, the scheme would see a significant improvement of the streetscene and an enhancement of the immediate locality as a whole. The scheme therefore complies with the elements of policy CS16: Sustainable Design of the Rugby Borough Core Strategy 2011 that relate to character and appearance, and Part 12 of the National Planning Policy Framework March 2012.

Local and Residential Amenity

Concerns have been raised by a neighbouring resident over noise and disruption during construction and hours of operation.

Whilst there would inevitably be some noise and disruption during the building phase, the actual operation of the business would have minimal disruption and should not cause noise issues. If such issues *do* occur, they could be addressed by Environmental Health.

The works would not otherwise materially impact on the amenities of neighbouring residents, particularly as the office hours are mostly when fewer residents would be at home.

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

Biodiversity

WCC Ecology Unit has raised no objections to the development, and has not requested any restrictive or compensatory conditions relating to habitat protection or regeneration.

They have not recommended inclusion of any advisory notes in the LPA's decision.

The development therefore complies with Saved Policy E6: Biodiversity of the Rugby Borough Local Plan 2006, which seeks to preserve and protect habitats.

Recommendation:

Approve subject to appropriate conditions.

DRAFT DECISION

APPLICATION NUMBER

R13/1562

DATE VALID

21/08/2013

ADDRESS OF DEVELOPMENT

1a School Street
Wolston
CV8 3HG

APPLICANT/AGENT

Mr Philip Baumber
Philip Baumber Architectural Limited
50 Radmore Road
Hinckley
Leicestershire
LE10 0RQ
On behalf of Mrs R Perveen

APPLICATION DESCRIPTION

Repair and extend existing partially collapsed building, and use as an internet pharmacy.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

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

Application form (received by the Council on 21 August 2013)

Design and Access Statement (received by the Council on 16 August 2013)

Letter from Wolston Surgery dated 04 September 2012 confirming allocation of parking (received by the Council on 09 September 2013)

Site location plan (received by the Council on 16 August 2013)

Drawing number ss02 Rev. B (received by the Council on 16 August 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 (received by the Council on 21 August 2013)

REASON:

In the interest of visual amenity, and for the avoidance of doubt.

CONDITION 4:

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall only be occupied and used for purposes linked to the operational use of the premises as an internet pharmacy, and for no other purpose.

REASON:

In the interest of the amenities of the locality.

CONDITION 5:

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

REASON:

In the interest of highway safety.

CONDITION 6:

The vehicular access to the site shall have a width 3.0 metres and hard surfaced in a bound material from the near edge of the highway footway

REASON:

In the interest of highway safety.

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/Developer 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:

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 5:

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 6:

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

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

Reference number: R12/0657

Site address: 64 Overslade Lane, Rugby

Description: Single storey rear extension to replace existing detached garage, erection of conservatory to rear and erection of car port to side

Case Officer Name & Number: Alice Cosnett – 01788 533489

This application has been brought to the Planning Committee as the owner of the property is an employee of Rugby Borough Council.

Site Description

No.64 Overslade Lane is a detached brick built dwelling which is sited within the Rugby Urban Area. It has an existing single storey flat roofed extension to its rear and a flat roofed detached garage also to its rear. The property occupies a relatively generous plot, with the site extending approximately 60m from the highway verge to its rear boundary. The streetscene along Overslade Lane consists of a variety of dwellings which differ in style, design and material finish. Generally they are well set back from the road and form a relatively formal building line.

Proposal Description

Planning permission is sought for the erection of a single storey flat roofed extension and conservatory to the rear and erection of a car port to the side of the dwelling. As existing the detached garage extends to the rear of the dwelling by 10.15m. The proposed single storey extension will replace the existing flat roofed detached garage and will have a maximum projection from the rear elevation of the dwelling by some 13.95m. It will be of flat roofed construction, being marginally taller than the existing garage (by 0.3m) and will include 3 roof lanterns. Planning permission is also sought for the erection of a conservatory onto the rear elevation of the existing flat roofed rear projection which will have a height of 3.7m, width of 4.7m and depth of 4.4m. A flat roofed car port, constructed in treated timber with a polycarbonate roof, is proposed to be erected to the side of the dwelling, set back from its front elevation by some 2.35m.

Relevant Planning History

R12/0657	Erection of a two storey side extension, first floor rear extension, a single storey rear extension to link the (committee decision) existing garage to the main dwellinghouse and conversion and alteration to existing garage.	Approved 26.9.2012
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Technical Consultation Responses

RBC Arboricultural Officer – no objection

WCC Ecology – no objection subject to bat and nesting bird informatives

Third Party Responses

Councillors – none received

Neighbours – none received

Relevant Planning Policies and Guidance

Core Strategy

CS16 Sustainable Design

Saved Local Plan Policies

E6 Biodiversity

T5 Parking Facilities

Other Documents

Sustainable Design and Construction SPD

Planning Obligations SPD

National Policy

National Planning Policy Framework (NPPF)

Assessment of Proposals

In the assessment of this application, the determining factors are the impact of the proposed development on the qualities, character and amenity of the area and amenity of neighbouring properties, impact on protected species, parking provision and trees.

Impact on the qualities, character and amenity of the area

Part 7 of the NPPF emphasises the importance of good quality design, stating that good design is a key aspect of sustainable development and is indivisible from good planning. 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. Furthermore, the Sustainable Design and Construction SPD states that in the assessment of planning applications for residential extensions, the Council will consider its impact on the scale and character of the existing building and the surrounding area.

The proposed extension to the rear of the dwelling will replace the existing flat roofed detached garage. Whilst the extension is larger than the existing garage, it is not considered that its size will have an adverse impact on the character of the original dwelling given the generous size of the application site (which extends to an area of approximately 780m²) and its siting to the rear of the property. Furthermore, whilst flat roofs are not preferable in design terms, it is not considered that objection can be raised on this basis given that as existing the dwelling benefits from both a single storey flat roofed extension and detached garage. It is therefore not considered that the proposed flat roofed extension will appear out of keeping with the existing property. In addition, the design of the proposed conservatory is considered to be acceptable and will not have a detrimental impact on either the character or appearance of the dwelling itself or its surrounding area. The proposed car port to the side of the dwelling will again be flat roofed in construction and relatively large in size, but given that it will be set back from the frontage of the main dwelling by some 2.35 it is not considered that it will become a dominant feature within the plot itself or the wider streetscene.

The proposals are therefore considered to comply with the contents of Policy CS16 of the Core Strategy, the Sustainable Design and Construction SPD and Part 7 of the NPPF which all seek high quality and sustainable design.

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.

The neighbouring property, no.62, is set at a slightly lower level than the application dwelling and has a conservatory attached to its rear elevation. When taken from the mid-point of the nearest window on the rear elevation of this neighbouring dwelling, the 45 degree guideline is significantly breached by the proposed single storey rear extension. However, the proposed extension is only marginally taller than the existing detached garage (by 0.3m), and has been relocated away from the shared boundary by 0.45m (unlike the garage which is erected along the boundary). It is therefore not considered that the proposed extension will cause a significant impact to the amenity of this neighbouring dwelling and its associated garden area in addition to that caused by the existing detached garage. Whilst the proposed extension will extend further to the rear than the existing garage by some 3.7m, given that this section of the extension will be sited in excess of 10m from the conservatory to the rear of this neighbouring dwelling and that the garden level of no.62 rises adjacent to this section of the extension, it is not considered that it will cause a significant loss of light or overbearing impact to this neighbour so as to justify a refusal of planning permission. Whilst the proposed car port is to be erected along the side boundary of no.62, as there are no ground floor windows in the side elevation of this neighbour, it is not considered that it will cause any significant loss of amenity. One additional ground floor window will be inserted into the side (northeast) elevation of the application dwelling, but given that a close board fence approximately 2m in height lines the shared boundary, it is not considered that this will cause any significant loss of privacy to this neighbouring property.

No.66, the neighbouring property to the southwest of the application site, has a flat roofed single storey projection to its rear. Having conducted the 45 degree guideline from the patio doors on the rear elevation of this projection which was not breached by either the proposed conservatory or single storey rear extension, it is not considered that the development will cause a significant loss of light or overbearing impact to the room that these patio doors serve. Whilst there are a number of windows on the side elevation of this neighbouring property, it is not considered that the proposed development will cause a significant loss of amenity to them, whether by way of overbearing or overshadowing. A number of windows are proposed to be inserted into the extension and conservatory which will face toward the shared boundary with this neighbour. Despite this it is not considered that they will cause a significant loss of privacy given the level differences between the application site and this neighbouring property and the 2m high close board fence which lines the shared boundary.

It is therefore concluded that the proposed development will not have a significant impact on the amenity of neighbouring properties and as such accords with the relevant section of Policy CS16 which seeks to safeguard neighbouring amenity.

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 assessed the proposed development and has raised no objection subject to the attachment of bat and nesting bird informatives. It is therefore not considered that the proposed development will have an adverse impact on biodiversity, in accordance with Part 11 of the NPPF and Saved Local Plan E6.

Impact on parking and highway safety

Saved Local Plan Policy T5 states that planning permission will only be granted for development which incorporates satisfactory parking facilities. Furthermore, the Planning Obligations SPD details parking standards which should be provided for various types of development. The development proposes the replacement of the existing garage with a single storey rear extension. When including the carer's room, the development will facilitate the creation of a 5-bed dwelling. The SPD states that 3 spaces should be provided for 4-bed units but does not specify parking standards for 5-bed dwellings. The existing block paved area to the front and side of the dwelling is of sufficient size to accommodate 4 parked cars. As this area is to be retained, despite the removal of the garage, it is considered that the Council's parking standards are met. The development therefore complies with the contents of Saved Local Plan Policy T5 and the contents of the Planning Obligations SPD.

Impact on trees

A mature silver birch tree which is in good condition is sited within the rear garden of the neighbouring property, no.62, adjacent to the shared boundary with the application site. The RBC Arboricultural Officer has therefore been consulted. The tree has a root protection area with a radius equal to 7.2m (taken using an approximated measurement of the stem diameter). The extension at its nearest point is 6m from the tree and as such, there is a slight incursion into the tree's root protection area. However, this is only slight, amounting to 1.5% of its total root protection area which is anticipated to have a minimal impact on the tree's roots and its long term viability. No objection has therefore been raised.

Recommendation:

Approve subject to appropriate conditions

DRAFT DECISION

APPLICATION NUMBER

R13/1729

DATE VALID

19/09/2013

ADDRESS OF DEVELOPMENT

64 OVERSLADE LANE
RUGBY
CV22 6EF

APPLICANT/AGENT

Mr Nick Paget
Wyvern Architects
10 Long Street
Devizes
Wiltshire
SN10 1NJ
On behalf of Mr Jake Bowley

APPLICATION DESCRIPTION

Single storey rear extension to replace existing detached garage, erection of conservatory to rear and erection of car port to side

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 and plan no.02A received by the Local Planning Authority on 19 September 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 as specified on the application form received by the Local Planning Authority on 19 September 2013 and email from the agent confirming the materials to be used in the construction of the car port received by the Local Planning Authority on 2 October 2013.

REASON:

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

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:

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

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

INFORMATIVE 2:

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

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

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	16 October 2013
Report Title	Delegated Decisions – 06.09.2013 to 26.09.2013
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Paul Varnish 3774
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The report be noted.

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

Rugby Borough Council

Planning Committee – 16 October 2013

Delegated Decisions – From 06.09.2013 To 26.09.2013

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: 16.10.2013
Subject Matter: Delegated Decisions – 06.09.2013 to 26.09.2013
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.

* 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 06.09.2013 TO 26.09.2013

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R13/0540 Refused 06.09.2013</i>	Fields Farm Lower Green Woolscott	Retention of staff rest areas, toilets and offices for farm and transport business within existing building.
<i>R12/2281 Refused 11.09.2013</i>	Manor Farm Main Street Coventry	Erection of agricultural building (retrospective).
<i>R13/1035 Refused 20.09.2013</i>	Coppicewell Rare Breeds Farm Wolvey Road Bulkington	Erection of bungalow.
Applications Approved		
<i>R13/0414 Approved 05.09.2013</i>	Land rear of 306 to 312 Bilton Road Bilton	Erection of two detached dwellings with associated access and external works together with improved access and parking for numbers 306 to 312 Bilton Road.
<i>R11/1918 Approved 05.09.2013</i>	Plot 1 Central Park Drive Rugby	Erection of employment building with ancillary offices for use within Classes B1(b)(Research and Development), B1(c) (Light Industrial), B2 (General Industrial) or B8(Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with new vehicular accesses, car parking, servicing and associated works.
<i>R13/1236 Approved 06.09.2013</i>	5 Foxglove Close Rugby	Retrospective permission for a rear conservatory.
<i>R11/1146 Approved 05.09.2013</i>	The Old Stone Cottage Long Itchington Road Birdingbury	Removal of pitched tiled roof structure to allow for construction of rear first floor extension to include side dormer windows.
<i>R13/1529</i>	The Motte	Erection of a detached dwelling house and the

<i>Approved 06.09.2013</i>	Ell Lane Rugby	provision of a double garage for the existing dwelling house (material amendment to application permission R12/1255 dated 07/11/2012 to incorporating minor elevational changes).
<i>R13/1518 Approved 06.09.2013</i>	8 Colledge Close Brinklow	Single storey extensions to side and rear.
<i>R13/1491 Approved 06.09.2013</i>	10 Sovereign Close Hillmorton	Installation of external security roller shutters to ground floor doors and window as follows: Qty 1 to rear French doors, Qty 1 to rear lounge window and Qty 1 to side entrance door.
<i>R13/1446 Approved 06.09.2013</i>	4 Magnet Lane Bilton	Erection of a part two storey part single storey rear extension and re-roofing of existing garage.
<i>R13/1535 Approved 09.09.2013</i>	100 Warwick Road Wolston	Retrospective application for the erection of a canopy to the front and side of the dwelling.
<i>R13/1381 Approved 11.09.2013</i>	69 High Street Ryton on Dunsmore	Erection of an attached garage to side of dwelling and erection of a single storey front extension.
<i>R13/1356 Approved 12/09/2013</i>	Hill Farm Rugby Road Rugby	Conversion of existing garage to form an annex for an elderly relative together with the raising of the existing roof and insertion of dormer windows (part retrospective).
<i>R13/1376 Approved 12.09.2013</i>	The Bungalow Wolds Lane Wolvey	Erection of new dwelling on land to the rear of existing property.
<i>R13/0529 Approved 12.09.2013</i>	Land adjacent to Grand Union Canal Rugby Road Stockton	Erection of training centre (Use Class D1) and associated works including reinstatement of canal arm, works to canal bank, improvement of access and landscaping.
<i>R13/1489 Approved 16.09.2013</i>	Plot 4, Poppy Close Heath Lane Brinklow	Substitution of house type and amendments to approved layout for Plot 4 (retrospective).
<i>R13/1537 Approved 17.09.2013</i>	Davenport Cottage Back Lane Birdingbury	Conversion of part of the existing detached garage to an ancillary granny annex to the main dwelling including the provision of 3 No.

		dormers and other external alterations.
<i>R13/0359 Approved 17.09.2013</i>	Great Central Way Newton Manor Lane Rugby	Provision of surface water sewer link from existing balancing pond to water course adjacent to Newton Manor Lane.
<i>R12/0244 Approved 18.09.2013</i>	78 Warwick Road Wolston	Extension of existing dropped kerb and enlargement of vehicular access to provide off-street parking to the front of the property.
<i>R13/1485 Approved 18.09.2013</i>	Hall Farm Brownsover Lane Brownsover	Conversion of existing redundant farm outbuildings into a residential dwelling and creation of new detached garage building (renewal of planning permission ref: R10/0302 dated 26.08.2010).
<i>R13/0779 Approved 18.09.2013</i>	Site adjacent to Brambles Barn Bilton Fields Farm Lane Rugby	Proposed change of use of barn to three residential dwellings, including partial demolition and rebuild, together with change of use of land to form gardens, bin storage, parking and access.
<i>R13/1594 Approved 19.09.2013</i>	15 Glebe Crescent Rugby	Erection of two storey and single storey rear and single storey side extensions.
<i>R13/1467 Approved 19.09.2013</i>	Alstom Power Willan Works Newbold Road	Erection of two cooling towers and associated works together with the siting of two containers (amendment to planning permission ref: R13/0445 dated 12th June 2013 to increase the height of the cooling towers from 7.8 metres to 9 metres).
<i>R13/0394 Approved 19.09.2013</i>	Cloudesley Farm Fosse Way Monks Kirby	Installation of a wind turbine on a 37m hub with a maximum tip height of 48.5m.
<i>R12/0845 Approved 19.09.2013</i>	Home Farm Birdingbury Road Bourton on Dunsmore	Change of use of agricultural building to use as a domestic garage.
<i>R13/1572 Approved 19.09.2013</i>	62 Lime Tree Avenue Bilton	Erection of a two storey side and single storey rear extension.
<i>R13/1026 Approved 19.09.2013</i>	Land at Leicester Road Leicester Road Rugby	Footpath link and associated landscaping on land between the proposed residential development to the south of Technology Drive

		(Application ref: R12/1884 and R13/0530) and existing pedestrian infrastructure.
<i>R13/1025 Approved 20.09.2013</i>	Thermo Fisher Scientific Unit A2 Swift Park Old Leicester Road Brownsover	Proposed signage, flags and plinth feature.
<i>R13/1174 Approved 23.09.2013</i>	White Lodge Vicarage Lane Dunchurch	Demolition of existing swimming pool building & the erection of a replacement single storey extension to the rear.
<i>R13/1613 Approved 23.09.2013</i>	65 Catesby Road Rugby	Single storey rear extension.
<i>R13/1293 Approved 24.09.2013</i>	9 Larchfields Wolston	Single storey rear extension.
<i>R13/1342 Approved 24.09.2013</i>	65 Manor Road Rugby	External alterations to building including replacement window and bricking up doors.
<i>R13/1403 Approved 24.09.2013</i>	58 Champion Way Brownsover	Conversion of garage to playroom and external alterations including new windows to front and rear.
<i>R13/1447 Approved 24.09.2013</i>	Lodge Farm 301 Easenhall Road Harborough Magna	Installation of new vehicular access and provision of drive.
<i>R13/1031 Approved 25.09.2013</i>	24 Railway Terrace Rugby	Conversion of existing premises to 3 no residential flats, alterations to existing fenestration, new front boundary brick and iron railing wall to enclose bin store and alterations to replace two storey aspect at rear of building with mono pitched roof
<i>R13/0268 Approved 25.09.2013</i>	186 Hillmorton Road Rugby	Proposed linked extension and conversion of existing garage
<i>R13/1451 Approved 25.09.2013</i>	13 Moultrie Road Rugby	Erection of single storey outbuilding to be used as a workshop and garden office

<i>R13/1391 Approved 25.09.2013</i>	57 High Street Ryton on Dunsmore	Single storey side and rear extension
<i>R13/0647 Approved 25.09.2013</i>	Peppers Takeaway 195 Railway Terrace Rugby	Erection of single storey rear extensions, retention of 2 No. external flues and roller shutters to the shop front
Prior Approval Applications		
<i>R13/1487 Prior Approval 10.09.2013</i>	Brandon Hall Hotel Main Street Brandon	Prior Approval application for demolition of outbuilding.
<i>R13/1554 Prior Approval 11.09.2013</i>	33 Albert Street Rugby	Prior approval application for the change of use of the first floor from office use (use class B1a) to residential use (use class C3).
<i>R13/1560 Prior Approval 12.09.2013</i>	10 Barley Close Hillmorton	Prior approval application for single storey rear conservatory extension to replace existing conservatory: 4.5m projection from original dwelling, 2.250m eaves height and 3.175m ridge height.
<i>R13/1643 Prior Approval 25.09.2013</i>	196 Hillmorton Road Rugby	Prior approval application for single storey rear extension: 5.3m projection from original dwelling, 3.4m eaves height, 3.4m ridge height.
Listed Building Consents		
<i>R13/1358 Listed Building Consent 05.09.2013</i>	Castle Farm Castle Lane Woolscott	Listed Building Consent for the installation of replacement windows.
<i>R13/1108 Listed Building Consent 05.09.2013</i>	The Old Stone Cottage 4 Long Itchington Road Birdingbury	Listed Building Consent for: Removal of pitched tiled roof structure to allow for construction of rear first floor extension to include side dormer windows.
<i>R13/1128 Listed Building Consent 11.09.2013</i>	Willowbank Barn Old Manor Farm Leamington Road Rugby	Listed Building Consent for the installation of a British standard multi fuel stove, flue and construction of a fireplace surround.
<i>R13/1563 Listed Building</i>	White Lodge Vicarage Lane	Demolition of existing swimming pool building & the erection of a replacement single storey

<i>Consent 23.09.2013</i>	Dunchurch	extension to the rear.
Advertisement Consents		
<i>R13/1135 Advertisement Consent 24.09.2013</i>	Axe & Compass Lutterworth Road Hinckley	Retrospective permission for the erection of no. 1 door sign and no. 3 freestanding signs all internally illuminated.
Approval of Details/ Materials		
<i>R13/0751 Approval of non-material changes 09.09.2013</i>	St Josephs 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.
<i>R10/2067 Approval of Details 11.09.2013</i>	19 High Street Rugby	Alterations to the shop front, change of use of part of the first floor of 19 High Street to A1 and/or B1 and/or A2 use class, the change of use of part of the first, second and third floors to form a single residential unit and change of use of the rear no.19 High Street to form three residential units.
<i>R12/1859 Approval of Details 12.09.2013</i>	Wychwood Lodge Sedlescombe Park Rugby	Erection of a residential dwelling.
<i>R12/2043 Approval of Details 18.09.2013</i>	Kirby Gate 1 Main Street Monks Kirby	Retrospective application for loft conversion incorporating 4 dormer windows to rear and rooflights to front.
<i>R12/2267 Approval of Details 18.09.2013</i>	Former Peugeot Factory Site C Oxford Road/Leamington Road Ryton on Dunsmore	Retention of re-surfaced existing maintenance and emergency access route.
<i>R12/0134 Approval of Details 18.09.2013</i>	Former Peugeot Factory Site C Oxford Road/Leamington Road Ryton on Dunsmore	Use of land for the parking and storage of heavy goods vehicles and trailers with alterations to access and formation of access ramp into the site, plus ancillary development.
<i>R10/0618 Approval of Details 18.09.2013</i>	Rugby Model Engineering Society Onley Lane	Change of use of agricultural land to leisure and extension of miniature railway.

	Rugby	
<i>R10/0168 Approval of Details 19.09.2013</i>	42 High Street Hillmorton	Listed Building Consent for internal and external alterations to the dwelling to also include the conversion of the attached barn to residential use, demolition of breeze block stables and the conversion of ancillary stables to a granny annex.
<i>R10/0152 Approval of Details 19.09.2013</i>	42 High Street Hillmorton	Alterations to the existing dwelling to include the conversion of attached barn to residential use, demolition of breeze block stables, conversion of ancillary stables to a granny annex, the erection of a garage block and formation of new access.
<i>R11/1870 Approval of non-material changes 20.09.2013</i>	Land forming part of former Cattle Market Railway Terrace Rugby	Erection of two-storey building and use as a Health and Wellbeing Centre with ancillary Pharmacy and Community Facility together with access, parking and landscaping - revision to reserved matters scheme approved under ref.no. R10/2124, dated 9th August 2011, to accommodate 4 additional consulting rooms with associated minor revisions to the internal floor layout and elevations (submission of reserved matters in accordance with outline planning permission ref.no. R10/1273 dated 04/04/2011).
<i>R12/2279 Approval of non-material changes 20.09.2013</i>	Plots 2 & 3, ZONE C Castle Mound Way Central Park Rugby	Erection of two industrial/warehouse buildings with ancillary offices and gatehouses and use for purposes within Class B2 (General Industrial) and Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with the construction of vehicular accesses, parking and servicing areas, earthworks, landscaping and drainage works (submission of reserved matters pursuant to outline planning permission ref.no. R95/0151/21330/OP dated 17th March 2000) - substitution of drawings comprising minor amendments to the site layout and to the floor layout and elevations of the unit on plot 2 approved under approval of details ref.R07/1337/MAJP, dated 30 January 2008 in compliance with condition 4 attached to outline planning permission ref.R95/0151/21330/OP dated 17th March 2000.
<i>R11/0330 Approval of Details</i>	Land the South of Ashlawn Road	The creation of a Cemetery and Crematorium facility together with a building including 2

24.09.2013	Rugby	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.
R13/0409 Approval of Details 25.09.2013	Former Jewson Timber Site Wood Street Rugby	Change of use of vacant building from Class B8 (storage and distribution) to Class D2 (indoor scooter, skate board, BMX and rollerblade park) of the Town and Country Planning (Use Classes) Order 1987 as amended.
R10/1972 Approval of Details 25.09.2013	Former Peugeot Works (Units DC3 & DC4, 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 ² , 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].
Withdrawn/ De-registered		
R13/0153 Withdrawn 17.09.2013	Land Rear of 25 Lawford Road New Bilton	Demolition of existing building and erection of 3 dwellings.