



2 August 2019

PLANNING COMMITTEE - 14 AUGUST 2019

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 14 August 2019 in the Council Chamber at the Town Hall, Rugby.

Adam Norburn
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 17 July 2019.
2. Apologies.
To receive apologies for absence from the meeting.
3. Declarations of Interest.
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.
5. Planning Appeals Update.
6. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
7. Delegated Decisions – 20 June 2019 – 17 July 2019.

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 2019/20 – 2) are attached.

Membership of the Committee:

Councillors Miss Lawrence (Chairman), Bearn, Mrs Brown, Brown, Butlin, Eccleson, Ellis, Mrs Garcia, Gillias, Picker, Roodhouse and Sandison.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Democratic Services 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 Services Officer named above.

The Council 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).

Planning Committee – 14 August 2019

Report of the Head of Growth and Investment

Applications for Consideration

Planning applications for consideration by the Committee are set out as below.

- Applications recommended for refusal with the reason(s) for refusal (pink pages on the printed version of the agenda)
- Applications recommended for approval with suggested conditions (yellow pages on the printed version of the agenda)

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	R19/0073	Bell House, 320 Lawford Road, New Bilton, Rugby, CV21 2JQ Demolition of existing care home and erection of 18 flats	3
2	R19/0589	The Ranch, Shilton Lane, Shilton, CV7 9LH Proposed 2 no. stables	23

Reference: R19/0073

Site Address: BELL HOUSE, 320 LAWFORD ROAD, NEW BILTON, RUGBY, CV21 2JQ

Description: Demolition of existing care home and erection of 18 flats.

Case Officer Name & Number: Joanne Orton, 01788 533549

<p>Recommendation: Approval subject to appropriate conditions, informatives and completion of a S106 Agreement.</p>
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Introduction

This application is being reported to Planning Committee following the decision to defer the application on the 17th July 2019 meeting and in accordance with the Scheme of Delegation as the application constitutes major development and the application has been submitted on behalf of the Council.

Application Proposal

This application seeks full planning permission for the demolition of the existing care home and the erection of 18 flats, for use as social housing within the ownership of the Local Authority, consisting of 13 one bedroomed flat for two persons and 5 two bedroomed flats for three persons. The proposal also incorporates associated access; parking provision and amenity space.

The proposed new social residential apartments would have a maximum height of 12 metres with a height of 8.5 metres to the eaves; there would be a length of 19.5 metres and a width of 24 metres. All materials to be used for the construction of the apartments have been detailed within Drawing No. 201-(PL)-8386. All apartments incorporate an open plan kitchen/dining/lounge; bathroom and either one or two bedrooms.

During the course of the application officers raised concerns over potential overlooking at neighbouring properties. Amended plans have been received and this application will therefore be considered using these plans.

Site and Surrounding Area

The application site is located within the Urban Area of Rugby located along Lawford Road and provides a key focal point when travelling into the Centre of Rugby Town. The site is accessed from Bridle Road which leads off Jubilee Street. The application site is surrounded by residential properties to the North and East of the site with mature trees and vegetation to around the Southern boundary. The former care home and application site has fallen into a state of disrepair and in need of clear renovation.

Due to having the prior approval for demolition along with the appropriate bat licenses in place, demolition of the former care home has now commenced, it has been confirmed that this is likely to have been completed prior to the committee meeting. Therefore, all previous conditions relating to the demolition of the former care home have been removed from the draft decision.

Relevant Planning History

R90/0456	Development of land for residential purposes.	Approved	8 th August 1990
R92/0808	Erection of two storey building and use to provide accommodation for eight persons with learning difficulties.	Approved	5 th August 1992
R99/0188	Erection of a single storey extension for use as a day room.	Approved	11 th May 1999
R00/0032	Erection of a single storey side extension.	Approved	19 th June 2000
R04/1020	Erection of a part single storey part two storey extension to provide residential accommodation and office space.	Approved	26 th November 2004
R19/0193	Prior notification for the demolition of the existing care home.	Approved	21 st February 2019

Technical Responses

No objections have been received from:

Warwickshire County Council (Flood Risk Management)
Warwickshire County Council (Archaeology)
Warwickshire County Council (Highways)
Warwickshire County Council (Planning)
Warwickshire County Council (Ecology)
Rugby Borough Council (Environmental Services)
Rugby Borough Council (Arboriculture Officer)
Rugby Borough Council (Work Services)
Rugby Borough Council (Housing)
Warwickshire Fire and Rescue
Environment Agency
Warwickshire Police
Seven Trent Water
NHS

Third Party Responses

Neighbours notified and a site and press notice have been posted. Nine letters of objection has been received raising the following:

1. General access to Bridle Road from Jubilee St and exiting Bridle road onto Jubilee Street – cars park restricting access/exit;
2. Existing overflow parking in Bridle Road from Jubilee Street residents;
3. Bridle Road has two blind corners;
4. The new premises has allocated parking for only 14 vehicles but there are 18 new units;
5. Disruption to existing designated cycle route;
6. Extra pedestrians using Bridle Road;
7. No capacity for persons visiting the new apartments in terms of parking provision;
8. Concerns over the site construction and contractors vehicle movements;
9. Visiting site maintenance vehicles will add chaos to Bridle Road;

10. Bridle Road turning area may be used as an overspill parking area resulting in difficult manoeuvring;
11. Complaints often received from fire service; ambulance service and refuse collection service due to difficulties with parking;
12. Using this access road would be dangerous to pedestrians who use the footpath and cycle path;
13. Concerned that the proposal would result in the park being lost to allow for more parking to facilitate the development;
14. Noise will be hugely disruptive to the quiet residential area;
15. Bats are often seen flying in and out of the building from the corner of the property;
16. Personal driving manoeuvres will become more hazardous with the additional traffic on bridle road;
17. Access should be taken off of Lawford Road;
18. Site flooded badly in the year with current drainage being insufficient;
19. Existing buildings and Bell House are all two storey the proposal should be two storey to prevent loss of light;
20. Proposal will result in a security risk to residents in an area which is a quiet close knit community;
21. Drainage system is completely blocked and results in flash flooding;
22. Concern that the bin wagon lorries will cause damage to the property should the lorries mount the paved driveway when attending the site; and
23. The park in Bridle Road is a major attraction to residents of New Bilton should the proposal go ahead it will be too dangerous to use.

Relevant Planning Policies and Guidance

National Planning Policy Framework – 2019

Section 2: Achieving Sustainable Development
 Section 5: Delivering a Sufficient Supply of Homes
 Section 8: Promoting a Healthy and Safe Communities
 Section 9: Promoting Sustainable Transport
 Section 11: Making Effective Use of Land
 Section 12: Achieving Well Designed Places
 Section 15: Conserving and Enhancing the Natural Environment

Rugby Borough Council Local Plan 2011 – 2031

Policy GP1: Securing Sustainable Development
 Policy GP2: Settlement Hierarchy
 Policy GP3: Previously Developed Land
 Policy H1: Informing Housing Mix
 Policy H2: Affordable Housing
 Policy HS1: Healthy, Safe and Inclusive Communities
 Policy HS4: Open Space, Sports Facilities and Recreation
 Policy HS5: Traffic Generation and Air Quality
 Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets
 Policy SDC1: Sustainable Design
 Policy SDC2: Landscaping
 Policy SDC4: Sustainable Buildings
 Policy SDC5: Flood Risk Management

Policy SDC6: Sustainable Drainage
Policy D1: Transport
Policy D2: Parking Facilities
Policy D3: Infrastructure and Implementation
Policy D4: Planning Obligations

Supplementary Planning Guidance – 2012

Planning Obligations
Sustainable Design and Construction

Determining Considerations

The main considerations in respect of this application are the principle of development; the impact the proposed development has on the character and appearance of the area; impact on neighbouring properties; highway safety; impacts on ecology; flood risk; landscaping; air quality and planning obligations.

1. Principle of Development

- 1.1 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.
- 1.2 Furthermore, Section 11 of the NPPF states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. This approach is further supported by Policy GP3 of the Local Plan which states that the Council will support the redevelopment previously developed land where proposals are compliant with policy.
- 1.3 The application site is located within Rugby Urban Area as defined in Policy GP2 of the Local Plan. Likewise, the application seeks to redevelop the existing derelict care home which is falling into a state of disrepair to create 18 new social residential apartments, the application site is therefore considered to be making the best use of brownfield land within the settlement boundary. As such it can be considered that there is a principle in favour of sustainable development, subject to all planning matters being appropriately addressed.
- 1.4 This application is therefore considered to be in accordance with Section 2, 5 and 11 of the NPPF; and Local Plan Policies GP1; GP2; and GP3.

2. Character and Design

- 2.1 Local Plan Policy SDC1 states that all development will demonstrate high quality, inclusive and sustainable design with new development only supported where the proposals are of a scale, density and design that responds to the character of the area.
- 2.2 Section 12 of the National Planning Policy Framework (NPPF) states that developments will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development whilst being visually attractive as a result of good architecture.

- 2.3 The street scene is predominantly characterised by rows of traditional two storey terraced houses with four storey residential apartments located on the corner of Lawford Road and Lawford Bridge Close. To the rear of the application site a further row of two storey terraced properties are sited with garages and other means of parking sited adjacent to the residential dwellings.
- 2.4 The proposal incorporates many features used with the apartments on Lawford Bridge Close along with the overall height. The “LHS Elevation” would be fronting on Lawford Road with the “RHS Elevation” fronting onto Bridle Road. With respect to the pattern of development the former building projected back into the site off Lawford Road by at least 9.3 metres. The proposed new building would be sited at least 2.7 metres back off Lawford Road resulting in a proposal which would be more in keeping with the pattern of development within the surrounding area.
- 2.5 The scheme includes parking provision; refuse compound and a cycle/scooter store to the rear of the site with access coming from the existing one off Bridle Road. Shared amenity space surrounds the application site with a public footpath being taken from the existing point in Lawford Road which runs down to the parking area and main entrance to the building.
- 2.6 This application is therefore considered to be in accordance with Section 12 of the NPPF; and Local Plan Policy SDC1.

3. Impact on Neighbouring Properties

- 3.1 Policy SDC1 states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded with Section 12 of the NPPF stating that developments will provide a high standard of amenity for existing and future users.
- 3.2 No. 1 Bridle Road is located to the North of the application site and is an end terraced property. There are no windows which are located on the side elevation of the dwelling which may be impacted by the proposal. A separation distance of at least 22 metres exists between the “RHS Elevation” and the side elevation of the neighbouring property. It is therefore considered that there will be no materially adverse impacts in terms of overlooking; overbearing impact or loss of light on the occupiers of this property.
- 3.3 No. 318 Lawford Road is located to the South East of the application site and is an end terraced property. There are windows and doors located to the side and rear elevation of this property at both ground and first floor level. In terms of the 45 degree rule whilst the proposal would result in a maximum of a 4 metre breach with a separation distance of at least 4.2 metres it is not considered to materially worsen the situation in comparison to the location of the existing building.
- 3.4 Moving onto concerns with overlooking from the application site revisions have been received which sees the re-configuration of the insides of the properties ensuring that there are no habitable windows overlooking the occupiers of the neighbouring properties. Where a habitable window has been proposed these are now secondary in nature and as such can be obscure glazed and non-opening and as such will not result in any materially adverse impacts on the occupiers of No. 318 Lawford Road.

- 3.5 No. 26-43 Lawford Road is located to the West of the application site and are detached apartments. There are a significant amount of windows located on the neighbouring property located over four storeys which may be affected by the proposals. A separation distance exists between the proposal and the existing apartments of at least 17.5 metres as such it is not considered there would be any adverse impacts on the occupiers of the neighbouring property in terms of overlooking; overbearing impact or loss of light.
- 3.6 This application is therefore considered to be in accordance with Section 12 of the NPPF and Local Plan Policy SDC1.

4. Highway Safety

- 4.1 Section 9 of the NPPF states that appropriate opportunities to promote sustainable transport modes can be taken up given the type and location of the development for its location ensuring that safe and suitable access to the site can be achieved for all users.
- 4.2 Local Plan Policy D1 is consistent with this and states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. Appendix 5 expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals. Local Plan Policy D2 also state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within Appendix 5 of the Emerging Local Plan.
- 4.3 For dwellings consisting of 1 and 2 bedroom units, within the High Access Area of Rugby; require a maximum of 0.75 parking spaces per dwelling; as such this development would trigger the need for 13.5 parking spaces. The proposal indicates parking for 14 vehicles including 2 disabled spaces to be parked the proposal also has provision for a cycle/scooter store consisting of 36 spaces. The SPD on Planning Obligations states that at least one long-term (secure/undercover) cycle space per development is required, as such; it is therefore considered that the proposal is in accordance with local planning policies.
- 4.4 Warwickshire County Council (Highways) have advised that the following the submission of a Transport Statement in relation to road safety it has been confirmed that there have been no accidents recorded at the site during the period from 2012 to 2019, and concludes that “there are no highway safety issues that would need to be mitigated as part of the proposed development”. It is however noted that the application form states that the site has been vacant for 10 years, so the access would not have been in use during that period.
- 4.5 The Highway Authority has nevertheless considered the access visibility in conjunction with the additional information provided including visibility splays and trip generation. On balance, in light of the relatively small increase in vehicular movements expected and the improvements to visibility that can be achieved, the Highway Authority has no objection to this aspect of the proposal. The information submitted also shows a relatively small impact in relation to pedestrian and public transport trip generation at peak times, and the Highway Authority accordingly considers these aspects to be satisfactory as presented.

- 4.6 With regard to refuse collection, vehicle tracking is provided in drawing 004-(PL)-8386 rev B showing a refuse vehicle accessing and egressing the site. It has been noted by the Highways Authority that this movement appears to require the vehicle to manoeuvre on third-party land that is neither adopted highway nor within the application site, specifically the roadway to the front of 1-4 Bridle Road. Having discussed this matter confirmation has been received stating that this is not a new bin wagon route to Bell House down Bridle Road. It has been confirmed that the wagon already drives this route; utilising the turning head adjacent to number 10 Bridle Road; to service the ten properties on the private stretch of road, the make, model and dimensions of the existing vehicle were obtained from our Works Services Unit.
- 4.7 The turning modelling has been completed to demonstrate that the wagon can safely access the site if required. Currently it continues (right) onto the private section of road, turns at the top of the road and collects the bins on its way out. Furthermore Rugby Borough Council (Work Services) were consulted on the application and had no comments to make in relation to the application. In summary it has been confirmed by Warwickshire County Council (Highways) that they have no objections to the proposal subject to appropriate conditions and informatives.
- 4.8 This application is therefore considered to be in accordance with Section 9 of the NPPF; Local Plan Policy D1; D2 and Appendix 5 along with the SPD on Planning Obligations.

5. Ecology

- 5.1 Policy NE1 of the Local Plan states that planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be avoided, mitigated or compensated against. These policies are consistent with one of the core planning principles outlined within the NPPF which sets out the need for planning to 'contribute to conserving and enhancing the natural environment'. The NPPF further outlines a need to minimise the impact of proposed developments on biodiversity as well as contributing to and enhancing this where possible it particularly highlights the need to consider the impact on ecological networks, protected wildlife, priority species and priority habitats.
- 5.2 Warwickshire County Council (Ecology) have confirmed that the building is of brick built construction with three clay-tiled pitched roofs. A number of potential access points for bats are present within the building including missing flashing, a gap under ridge tile, and a gap in brickwork and in a damaged soffit box. The surveys have identified a moderate level of bat activity including passes of both the common and soprano pipistrelle.
- 5.3 It is noted that the proposed demolition works would destroy the common pipistrelle roost within the soffit on the South-Eastern elevation as such a licence from Natural England is required for the demolition works to be undertaken. Appropriate mitigation measures have been proposed including the provision of a tool box talk to contractors by a suitably licensed ecologist, supervision of destructive works to the soffit and careful removal of roofing material. As such it has therefore been confirmed that there are no objections to the scheme subject to appropriate conditions and informatives.
- 5.4 This application is therefore considered to be in accordance with Section 15 of the NPPF; and Local Plan Policy NE1.

6. Flood Risk

- 6.1 When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.
- 6.2 Whilst the application site is located within Flood Zone 1 which has a low probability of flooding as the application constitutes major development the Warwickshire County Council (Flood Risk Management) team and the Environment Agency have been consulted on the application.
- 6.3 Warwickshire County Council (Flood Risk Management) initially objected to the application on the grounds that insufficient information has been submitted to allow a formal response to be provided. A request was made to the applicants for the additional information to be submitted with the application. The information was received and a re-consultation was carried out accordingly. It has been confirmed from Warwickshire County Council (Flood Risk Management) that they have no objections subject to conditions.

7. Landscaping

- 7.1 Local Plan Policy SDC2 states that landscape aspects of a proposed development will be required to form an integral part of the overall design with a high standard of appropriate hard and soft landscaping being required.
- 7.2 Rugby Borough Council (Arboriculture Officer) initially objected to the application on the grounds of a number of issues contained within the initial tree report and the proximity of existing trees to the proposal. Following numerous revisions made to the submitted information there is no objection to the proposal amendments include three replacement trees to the site frontage along with new planting alongside the eastern boundary. As tree planting would not be advisable in close proximity to No. 318 combined with the potential for further tree planting within the site a condition has been imposed for a final landscaping scheme to be put forward.
- 7.3 As discussed at the previous planning committee meeting on 17th July 2019 consideration was made to the removal of a further tree from the scheme. The Local Authority considered this option, however as it goes against the recommendations of the tree report, to retain and protect existing trees where possible, this is not an option which was considered appropriate.
- 7.4 Furthermore the applicant deemed it to be against the climate change emergency which was declared on the 18th July 2019 and considers the removal of a semi mature tree for a parking space would run counter to the spirit and purpose of the recent climate change

declaration. Although the declaration of a climate change emergency is not a material consideration, the applicant took this into consideration when considering the possible removal of the tree.

7.5 This application is therefore considered to be in accordance with Local Plan Policy SDC2.

8. Air Quality

8.1 Local Plan Policy HS5 states that development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles to minimise the impact on air quality, noise and vibration caused by traffic generation.

8.2 Rugby Borough Council (Environmental Services) initially objected to the application on the grounds that insufficient information was supplied in relation to the impact of traffic from the development on existing flows. Furthermore consideration needed to be given to the impact upon traffic flows from vehicles turning into/out of the site. This is required given the current air quality concerns relating to the gyratory and Webb Ellis Pub, which is along the A428 to the east of the development site along with being in close proximity to the Lawford Road/Parkfield Road junction.

8.3 Following the submission of an updated report Rugby Borough Council (Environmental Services) confirmed that they have no objection to the report calculating limited impact to the more critical air monitoring points around the gyratory. It is also considered that the traffic lights/roundabout near the development on Lawford Road may assist with traffic turning into/out of the site.

8.4 As indicated within Paragraph 7.4 the applicant has further emphasised that mature and semi mature trees in an urban environment have a positive impact on air quality. Although the trees to be removed from, will be replaced by young trees to be planted in their place will take years to mitigate the positive effects of the more mature trees to be removed from the scheme. It has been stressed that moving another tree, for the provision of further car parking space, again cannot be seen as positive in the short to medium term.

8.5 It is therefore considered that the proposal is in accordance with Local Plan Policy HS5.

9. Developer Contributions

9.1 Local Plan Policy H1 states that a wide choice of high quality market housing must provide a mix of types and sizes with Policy H2 stating that affordable homes should be provided on all sites of at least 0.36 hectares or capable of accommodating 11 dwellings or more.

9.2 The SPD on Planning Obligations states that an off-site contribution is required towards Play and Open Space, subject to negotiation with the Council. It has been confirmed that there is no requirement for contributions for allotments, natural and semi natural along with outdoor sports in this location. In addition, there is no need for the children and young people's contribution due to other play areas being located within a 10 minute walk of the site.

- 9.3 The New Bilton Ward has a significant deficit in Parks and Gardens and amenity green spaces with the Local Authority are working with the New Bilton Community Association on improvements to Jubilee Street Recreation Ground. Exact details of what the improvements will be would be subject to a formal consultation with residents and users of the recreation ground.
- 9.4 In terms of affordable housing Rugby Borough Council (Housing) have confirmed that the scheme is welcomed and will help to create much needed affordable housing units to meet a housing need within the Borough. It has been confirmed that as of December 2018, there were over 1,100 qualifying applicants on the waiting list, with the regeneration of Biart Place in progress the ability to provide 1 and 2 bedroom flats is somewhat diminished at a time when the demand for supply is significant. It is also an opportunity to address issues of a derelict building which has attracted issues such as fly-tipping in the past.
- 9.5 The University Hospitals for Coventry and Warwickshire NHS Trust have been in contact advising that this development has an effect on health and wellbeing in particular in relation to the impact that the development has on the acute service provided by the Trust. Following there advise they have confirmed that they require a contribution which would be used directly to provide health care services to meet patient demand.
- 9.6 Warwickshire County Council (Traffic and Road Safety) have confirmed that a Sustainable Travel Packs Contribution is to be paid for the provision of information packs for owners and occupiers of the dwellings which include information on sustainable modes of transport and to help promote sustainable travel and road safety in the area.
- 9.7 This application is therefore considered to be in accordance with Local Plan Policy H1 and H2 along with the SPD on Planning Obligations.

10. Heads of Terms

- 10.1 In summary the contributions required for this proposal have been highlighted as per the table below:

<u>Contribution</u>	<u>Requirement</u>	<u>Trigger</u>
Play and Open Space	Improvements to Jubilee Street Recreational Ground.	Commencement of Development
Affordable Housing	18 Dwellings 100% rented housing in accordance with approved floor plans.	Not Applicable
NHS Trust	Meet patient demand for access to health care services.	To Be Confirmed
Warwickshire County Council (Traffic and Road Safety)	To help the promotion of sustainable travel and road safety.	Commencement of Development.

- 10.2 In relation to the detail quoted above, these are subject to further negotiation and finalisation prior to the completion of the S106 Agreement.

11. Other Matters

- 11.1 Further to numerous meetings and discussions with the applicant following the deferral of the application at the July Planning Committee the following update is provided on the parking provision within the site.
- 11.2 The scheme as submitted is compliant with all relevant policies and legislation used for the determination of planning applications.
- 11.3 Following negotiations to attempt to increase parking standards the applicant confirmed that there is no scope for additional parking on the site without significant impacts to the design of the scheme which would result in the loss of units or increased environmental impact on ecology and air quality.
- 11.4 To support the basis that adequate parking provision is to be provided within the application site the applicant submitted the following information. The loss of the 132 properties at Biart Place has significantly increased the pressure on the availability of 1 and 2 bedroom accommodation in the centre of Rugby. The future loss of 218 1 and 2 bed homes at Rounds Gardens in the next 3-5 years will also have a significant impact on the availability of town centre of 1 and 2 bedroom social housing accommodation. The provision of 18 1 and 2 bed social housing units in a sustainable, brown field, town centre location is a key part of the strategy to enable Housing to continue to be able to address the local housing need and manage the current / future housing waiting list demand.
- 11.5 The average number of cars per unit at Rounds Gardens (social housing and reflective of 1 and 2 bed social tenants), (based on 216 units as 2 are privately owned) is 0.3 Cars. [216 units, 97 parking spaces at 60-70% occupancy (says 65%) is 64 spaces utilised. $64/216 = 0.3$ – this evidence has been provided by housing]. As previously identified Bell House is in the high access area of Rugby as defined in the Local Plan, requires 1 and 2 bed affordable properties in the high access zone to provide 0.75 parking spaces per dwelling. The Local Authorities social housing tenant base (in 1 and 2 bed properties) can be seen therefore to have significantly less (approx. 50%) parking requirement than the high access area requirement of the Local Plan; with which the scheme is fully compliant.
- 11.6 Having reviewed the removal of the additional tree discussed at the 17th July Planning Committee, given the above points raised within Paragraphs 7.4 and 8.4 respectively the applicants do not believe that this is needed for this social housing development or a requirement of existing policy or aligned to the council's current position on climate change.
- 11.7 Furthermore the applicants have confirmed that they have received a grant from Homes England to assist with delivering the affordable housing this scheme will cover.

12. Planning Balance

- 12.1 The NPPF sets out a presumption in favour of sustainable development and advises decision-takers to approve a development proposal that accords with the development plan without delay. The question of whether or not a particular proposal constitutes "sustainable development" is not simply a matter of location; it involves a wide variety of

other considerations such as the three objectives of sustainability. The NPPF at paragraph 7 identifies the three objectives to sustainability, those being economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These objectives are detailed below.

- 12.2 From an economic perspective the proposed new dwellings would result in money being invested in construction on the site, employment relating to construction jobs over the build period, new household spending in the Borough, a contribution to the viability of local retail uses, services and businesses and additional Council Tax revenue. Such matters would have a positive impact on the local economy and prosperity of the Borough which weighs in favour of the application. As such, the proposed development would satisfy the economic objective of sustainable development.
- 12.3 From a social perspective there is a significant need for new housing within the Borough in particular 1 and 2 bedroom flats. This is consequently a matter which in itself weighs significantly in favour of the application. The proposed development would provide 100% rented affordable housing, which would consequently make a significant and positive contribution towards meeting this housing need within the Borough. The financial contributions towards health care provisions along with play and open space are also considered to be promoting positive social benefits. These matters consequently weigh in favour of the application. As such, the proposed development would satisfy the social objective of sustainable development.
- 12.4 From an environmental perspective the potential adverse impacts of the proposed development in relation to the use of the land, accessibility, character and appearance, biodiversity; trees and hedgerows, heritage and archaeology, highway safety, traffic flows, public rights of way, flood risk, drainage, air quality, noise, contamination, visual amenity, residential amenity, water conservation and carbon emissions have all been considered and would not result in an adverse impact on the environmental aspects of the scheme.
- 12.5 Therefore, the development of the site would result in significant social and economic benefits as well as environmental benefits. Paragraph 8 of the NPPF is clear that the 3 roles should not be taken in isolation but that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously. The identified benefits would mean, on balance, that the proposal would represent sustainable development in terms of the NPPF and is therefore considered to accord with the Development Plan and the NPPF.

13. Conclusion

- 13.1 The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety.
- 13.2 It is concluded that the proposal constitutes sustainable development. It complies with the Development Plan and there are no material considerations which indicate that the proposal should be refused. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including

the Framework, it is recommended that planning permission should be approved subject to the completion of a S106 Agreement broadly in accordance with the Heads of Terms set out in this report with delegated approval to the Head of Growth and Investment to negotiate and finalise the terms of the S106 Agreement.

14. Recommendation

- 14.1 (1) Planning application R19/0073 to be granted subject to:
- a. The conditions and informatives set out in the draft decision notice appended to this report; and
 - b. The completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report.
- (2) The Head of Growth and Investment be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within this report.
- (3) The Legal, Democratic & Electoral Services Manager, in consultation with the Head of Growth and Investment and the Planning Committee Chairman be given delegated authority to complete the legal agreement.

DRAFT DECISION

REFERENCE NO:
R19/0073

DATE APPLICATION VALID:
09-Jan-2019

APPLICANT:

MR PAUL RIMEN, RUGBY BOROUGH COUNCIL TOWN HALL EVREUX WAY RUGBY CV21 2RR

AGENT:

MISS CHLOE BRITTON, RUGBY BOROUGH COUNCIL TOWN HALL EVREUX WAY RUGBY CV21 2RR

ADDRESS OF DEVELOPMENT:

BELL HOUSE, 320 LAWFORD ROAD, NEW BILTON, RUGBY, CV21 2JQ

APPLICATION DESCRIPTION:

Demolition of existing care home and erection of 18 flats.

CONDITIONS, REASONS AND INFORMATIVES:

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: 1

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION: 2

Unless non-material variations are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Document Title	Reference Number	Date Received
Submitted Plans		
Site Location Plan	001-(PL)-8386	10 th January 2019
Existing Site Plan	002-(PL)-8386 Rev B	13 th May 2019
Topographic Survey	7450-320LawfordRd	10 th January 2019
Proposed Site Plan	003-(PL)-8386 Rev D	13 th May 2019
Proposed Site Plan (Vehicle Tracking)	004-(PL)-8386 Rev B	13 th May 2019
Proposed Ground Floor Plan	101-(PL)-8386 Rev A	5 th March 2019
Proposed First Floor Plan	102-(PL)-8386 Rev A	5 th March 2019
Proposed Second Floor Plan	103-(PL)-8386 Rev A	5 th March 2019
Proposed Elevations	201-(PL)-8386 Rev A	5 th March 2019
Proposed Perspectives Sheet 1	401-(PL)-8386 Rev A	5 th March 2019
Proposed Perspectives Sheet 2	402-(PL)-8386 Rev A	5 th March 2019
Submitted Reports		
Air Quality Assessment	Not Applicable	February 2019
Arboricultural Report	CJ 2018 118	25 th February 2019
Appendix 1 – Tree Data Table	Not Applicable	10 th January 2019
Appendix 2 – Tree Protection Fencing	Not Applicable	10 th January 2019
Appendix 3 – Tree Protection Signage	Not Applicable	10 th January 2019
Appendix 4 – Bibliography	Not Applicable	10 th January 2019
Appendix 5 – Tree Constraints Plan	Not Applicable	10 th January 2019
Appendix 6 – Tree Protection Plan	Not Applicable	10 th January 2019
Asbestos Refurbishment Survey	P-272567	19 th February 2019
Bat and Ecological Impact Assessment	Not Applicable	10 th January 2019
Design and Access Statement	Revision C	13 th May 2019
Drainage Strategy	RBC-1412-01-DS-001	7 th March 2019
Transport Statement	J324223	19 th March 2019
Mitigation Plan for Bats	Not Applicable	1 st March 2019
Noise Assessment	A112478	25 th February 2019

REASON: 2

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

CONDITION: 3

No above ground 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, 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: 3

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

CONDITION: 4

Full details of the siting, design and materials of the proposed bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation of any flat.

REASON: 4

In the interest of visual and residential amenity.

CONDITION: 5

No above ground development shall commence unless and until details of all proposed walls, fences and gates, including elevations, 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: 5

In the interest of visual amenity.

CONDITION: 6

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 by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

REASON: 6

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

CONDITION: 7

No development shall commence unless and until a Construction Method Statement / Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details relating to:

- (i) Hours of demolition, construction and deliveries;
- (ii) The control of noise and vibration emissions from construction/demolition activities including groundworks, plant/generators and the formation of infrastructure as well as arrangements to monitor noise emissions from the development site during the construction/demolition phase;
- (iii) The control of dust including arrangements to monitor dust emissions from the development site during the construction/demolition phase;
- (iv) Any temporary site compound, including buildings/structures, lighting, fencing and storage provision;
- (v) The parking of vehicles of site operatives and visitors during the demolition/construction phase;
- (vi) Measures to prevent deleterious material being carried onto the highway network; &
- (vii) Heavy Goods Vehicle construction/demolition routing plan;

Development shall not be carried out other than in accordance with the approved construction method statement / management plan.

REASON: 7

In the interests of the amenities of the area.

CONDITION: 8

The secondary windows to be formed in the right hand side elevation of the proposed development shall be non-opening and shall not be glazed or reglazed other than with obscure glass.

REASON: 8

To protect the residential amenity of neighbouring properties.

CONDITION: 9

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall include the following information:

Provide Ground Investigation details and infiltration testing in accordance with the BRE 365 guidance to establish the feasibility of using infiltration to manage the surface water runoff from the site. Where infiltration is feasible this should be used as a primary means of outfall from the development site.

Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753 through the submission of plans and cross sections of all SuDS features.

Your ref: R19/0073 Our ref: WCC001388 R2/FRM/DL/003 Your letter received: 07/03/2019

Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to a runoff rate of 6 l/s.

Demonstrate the provisions of surface water run-off attenuation storage are provided in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments'.

Demonstrate detailed design (plans, network details and calculations) of the surface water drainage scheme including details of all attenuation and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

Provide plans and details showing the allowance for exceedance flow and overland flow routing. Water must not be directed toward properties nor flow onto third party land. Overland flow routing should look to reduce the impact of an exceedance event.

Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network (if applicable).

REASON: 9

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity.

CONDITION: 10

No occupation and subsequent use of the development shall take place until a detailed maintenance plan, written in accordance with CIRIA C753, is implemented and provided to the LPA giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details, shall be provided to the LPA and LLFA within the maintenance plan.

REASON: 10

To ensure the future maintenance of the sustainable drainage structures.

CONDITION: 11

The development shall not be occupied until the existing vehicular access to the site has been remodelled in general accordance with drawing number 004-(PL)-8386 rev B.

REASON: 11

In the interest of highway safety.

CONDITION: 12

The development shall not be occupied until visibility splays and pedestrian visibility splays have been provided to the vehicular access to the site in accordance with drawing number J32-4223-PS001 rev B in the approved Transport Statement. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON: 12

In the interest of highway safety.

CONDITION: 13

The development shall not be occupied until space has been provided and marked out within the site for the parking and manoeuvring of vehicles in accordance with drawing number 004-(PL)-8386 rev B.

REASON: 13

In the interest of highway safety.

CONDITION: 14

No works, or development shall take place until a final arboricultural method statement and tree protection plan for the protection of the retained trees (section 5.5 & 6.1, BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme must include details and positioning of tree protection fencing and any ground protection to create construction exclusion zones.

REASON: 14

To ensure retained trees and their Root Protection Area's are not damaged during the development phase and are successfully integrated into the scheme.

CONDITION: 15

No works or development shall take place until a final specification of all proposed tree planting has been approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. If within a period of 5 years from the date of planting of any tree/shrub/hedge that tree/shrub/hedge, or any tree/shrub/hedge planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedge of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON: 15

To maintain and enhance continuity of tree and hedge cover.

CONDITION: 16

Unless non-material amendments are otherwise agreed in writing with the Local Planning Authority, no above ground development shall begin until a scheme detailing the on-site measures to be incorporated within the development in order to meet air quality neutral standards has been submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the development, the approved scheme shall be implemented and maintained in perpetuity.

REASON: 16

In the interests of air quality.

CONDITION: 17

The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

REASON: 17

In the interests of sustainability and water efficiency.

INFORMATIVE: 1

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

INFORMATIVE: 2

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -
Monday - Friday - 7.30 a.m. - 18.00 p.m.,
Saturday - 8.30 a.m. - 13.00 p.m.
No work on Sundays & Bank Holidays.

If work at other times is required permission should be obtained from the local planning authority

INFORMATIVE: 3

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845 : 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, is maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

INFORMATIVE: 4

This development is subject to a s106 legal agreement.

INFORMATIVE: 5

In order to achieve air quality neutral standards the applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives may include the installation of an ultra-low emission boilers (<40mg/kWh); increased tree planting, green walls and roofs; the incorporation of electric vehicle charging points on any car parking. Such measures contribute towards making new development air quality neutral.

Should you require any further advice on ensuring your development has a positive contribution on air quality, further information can be obtained from the Commercial Regulation team through 01788 533533.

DRAFT

Reference number: R19/0589

Site address: The Ranch, Shilton Lane, Shilton CV7 9LH

Description: Proposed 2 no. stables

Case Officer Name & Number: Nigel Reeves – 01788 533489

Introduction

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been 'called in' by Councillor Pacey-Day on the grounds of the impact of this and other recent developments on the Green Belt.

Application Proposal

The application site comprises a large paddock located next to a detached house – The Ranch – located on Shilton Lane. It is proposed to locate 2 no. rectangular stable buildings, one on each side of the paddock, to be located close to each boundary edge. The stable buildings will measure 18.3m by 4.8m (87.8 sq.m), with a height of 2.7m to the ridge and 4.8m high to ridge level. The stables will be constructed using low brick base plinths, with the main walls in horizontal wood panelling and corrugated sheeting used on the roofs.

Each stable is proposed to be located close to a side boundary on this paddock to reduce visual impact and to retain the openness in the Green Belt.

Access to the paddock will use an existing access gate off Shilton Lane.

Site and Surrounding Area

The application site is located within the open countryside and the Green Belt and comprises a large paddock located to the south of The Ranch. It is situated on the north side of Shilton Lane, close to a small grouping of houses and other buildings (including Hillview Garden Centre), and some 1.8km from the edge of Shilton village to the east and 1.45km from the edge of Coventry to the south-west.

The front boundary comprises a brick wall with a set back where the access gate is located. The northern site boundary again comprises a low wall. A hedgerow is located along the far boundary adjoining open countryside. Beyond the paddock at the front of the site the land widens to create a much larger paddock running to the rear of The Ranch.

The total site area measures 0.9ha/2.29 acres.

Relevant Planning History

R12/1064 – Erection of a Replacement Dwelling (The Ranch) – Approved

R12/1204 – Erection of a Storage Barn – Approved

R18/1963 – Demolition of Existing Stables and erection of 3 no dwelling-houses – Approved

Technical Responses

No objections have been received from:

Warwickshire County Council (Highways)

Warwickshire County Council (Ecology) – requested ecology condition

Third Party Comments

Shilton Parish Council

Objection

- Whilst the application, in itself, may be considered to be appropriate development within the Green Belt, the parish council has significant concerns that the application may subsequently facilitate an application for residential development on the footprint of the proposed stables, which it strongly objects to. The site has very recently seen approval granted (R18/1963) for three residential dwellings on the footprint of stables and agricultural storage sheds, and any further residential development by stealth will significantly impact on the open/rural character of the area, which the parish council would be strongly opposed to.
- It would therefore urge Rugby Borough Council to satisfy itself of the legitimacy and need for stable facilities in this location, including where the horses are currently located and why the need now exists for facilities at The Ranch, whether the capacity of the proposed stables is in excess of the number of horses that can appropriately be exercised on the adjoining paddock, and whether temporary planning permission can be granted to enable permission to expire if the site is not used for its claimed need. The concern this latest application causes to the parish council is based in part that application R18/1963 sought to demolish stable facilities on the site in order to permit the construction of three dwellings; stables which it is now claimed are needed after all.

Councillor Pacey-Day

Objection

- I request that the application be “called in” for consideration by Planning Committee at their earliest convenience.
- I share the concerns of the residents of Shilton and Barnacle Parish regarding development by “stealth” that are significantly impacting on the sensitive Green Belt on the edges of the Ward in proximity to Coventry, Nuneaton and Bedworth.
- Whilst all applications are considered on their own merits, I consider that it is important that Planning Committee members are informed of trends and developments that are unknowingly limiting the effectiveness of the borough’s planning policies within the Borough and in particular within Wolvey and Shilton Ward. There are already developments at “The Ranch” (R18/1963 for example) and the residents are considered that further applications will be submitted. These concerns are addressed by the Shilton and Barnacle Parish Council in earlier correspondence with you.
- In my opinion the residents of Shilton and Barnacle Parish, many of whom are elderly people, believe they are being taken over by developments in Barnacle and Shilton and, indeed, I made this very comment in my evidence to the Marisburn House Appeal conducted by Inspector Russell. Although the Inspector had to remind me that she was considering only the subject of the appeal; nevertheless my comments were included in her report.
- The wider issues I have highlighted in this email are such that the Full Planning Committee should be given the opportunity to consider the issues.

Policies

National Planning Policy Framework – 2019

Section 2: Achieving Sustainable Development
Section 9: Promoting Sustainable Transport
Section 12: Achieving Well Designed Places
Section 13: Protecting Green Belt land
Section 15: Conserving and Enhancing the Natural Environment

Rugby Borough Council Local Plan 2011 – 2031

Policy GP1: Securing Sustainable Development
Policy GP2: Settlement Hierarchy
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets
Policy SDC1: Sustainable Design
Policy SDC2: Landscaping
Policy D1: Transport

Assessment of Proposal

1. Principle of development

Local Plan Policy GP2 sets out a Settlement hierarchy for locations within the Borough and this seeks to locate development sustainably within this hierarchy based on a sequential preference. Policy GP2 states “It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy.” The site is located within an area of the Borough designed as Green Belt, and Policy GP2 states that only where National Policy allows will development be permitted.

National Planning Policy pertaining to Green Belt is contained within the NPPF. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSCs) (NPPF Para 143).

Para 145 of the NPPF states that LPAs should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include the following:

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation etc as long as the facilities preserve the openness of the Green Belt and do not conflict with the purpose of including land within it.

It is considered that a proposed stable would fall into this category and would therefore comprise appropriate development in the Green Belt.

In terms of justification for the stable buildings the remaining area of paddocks at The Ranch comprises 0.9 ha (2.29 acres). Guidance in the British Horse Society document ‘Guidelines for the Keeping of Horses – Stable Sizes, Pasture Acreages and Fencing’ states that average pasture will maintain approximately 2 horses per hectare, provided that good pasture management is employed. It goes on to stress that there is a difference between acreage requirements for horses where the grassland is to provide total grazing for the animal and where it is only to provide supplementary grazing or turnout exercise.

Therefore a stable building containing at least 3 stable bays and a tack room/store could be justified on the grounds of size of the paddock alone.

In terms of justification for the other stable and tack room, the applicant rents a number of fields to the north of Grove Road in Ansty amounting to around 50 acres and owns around 40 horses at any one time. The applicant cannot build the stables here as he does not own the land and therefore cannot invest large sums on building works, when the security of tenure is unknown. He also needs secure stables adjacent to his property to ensure better welfare of the horses, particularly mares in foal or those with young foals. The provision of stables close to the house will enable the applicant to monitor and supervise those animals in need, particularly during wetter winter months, with the others continuing to use the fields near to Ansty.

In addition, an unbuilt but partially implemented agricultural building is located within the curtilage of the former stables to the north of The Ranch (which are to be demolished and replaced by 3 no. dwellings). If this scheme is implemented, this agricultural building allowed in 2012 (and which was commenced by the digging/concreting of foundations), positioned to the rear of the proposed dwellings, will not be built. This is a fairly large building measuring 18.4m x 15.5m (285 sq.m) with a maximum height of 5.1m to the ridge. There is still though a need for some form of building on the remaining paddock land, to store machinery to maintain the paddock and animal feed, although not as big.

Given the above, it is considered that on balance, sufficient justification (particularly the number of horses owned by the applicant) has been provided to justify the two stable buildings.

In terms of impact on the openness of the Green Belt, both stable buildings are positioned at the extreme edges of the paddock to retain the open views through the field, which is considered to be acceptable.

2. Design and Layout

The stables have been positioned to the very edge of the field and have been designed in a traditional agricultural style – mainly wooden boarding for the walls and a corrugated iron roof. The size of each stable accords with the recommended stable size for larger horses 3.66m (12ft) x 4.27m (14ft) and the design of the building has been kept deliberately narrow and built principally in wood. This would prevent the potential easy conversion to housing at some time in the future or for the storage of vehicles or large machinery.

The proposed design and layout is therefore considered to be acceptable in this rural location.

3. Landscape and Visual Impact Assessment

Existing vegetation associated with the site is predominantly confined to the western and southern site boundaries and consists of established hedgerows which are remnants of the former network of agricultural field boundaries. The northern boundaries and the frontage would also once have comprised a native hedgerow.

To improve the landscape and visual appearance of the application site a planning condition is proposed, which requires the applicant to plant, or infill where there are gaps, a native hedgerow along all of the site boundaries and to maintain this at a minimum average height of 1.5m.

As a result the proposal will thus have a beneficial impact on the local landscape character and minimise the visual impact of the new stable buildings and help to soften the appearance of the wall built along the Shilton Lane frontage. This would also have increased ecological and biodiversity benefits in the locality

4. Access

Access will be via an existing field gate in the centre of the site, which is set back around 5.0m from the highway. This will allow vehicles to pull off the highway before entering the site via the gate.

It is not expected that there will be much additional vehicle movements associated with this development

5. Biodiversity

The WBRC (Warwickshire Biological Records Centre) holds records for bats, great crested newt, smooth newt, common toad, swallow and lapwing within 1km of the site. WCC Ecology have commented as follows.

Bats

Hedgerows may be used by bats for commuting and foraging. We would recommend that all hedgerows are retained and that lighting across the site is kept to a minimum. Any enhancements for bats such as bat boxes placed on suitably mature trees away from the road would be welcomed.

Birds

Any work should be timed to avoid disturbance to nesting birds. A suitably worded note is below.

Great Crested newts

The WBRC holds records for GCN approximately 570m to the west of the site. Ponds and suitable habitat surround the site and the site itself may be considered to be suitable for GCN. We recommend the Method Statement for great crested newt condition below to ensure that protected species are not harmed by the development.

Other considerations

It is recommended that the applicant uses the development as an opportunity to enhance the site for biodiversity in line with NPPF and ODPM Circular 2005/06. Some suggestions are made in the biodiversity enhancement note below. Enhancements for swallows would be particularly appreciated as there are records nearby.

These matters will be addressed via planning conditions and informatives.

6. Other Nearby Development

Shilton Parish Council has raised concerns about other recent development permitted to the north of The Ranch, which is also owned by the applicant. This was the subject of planning application R18/1963 – Demolition of Existing Stables and erection of 3 no dwelling-houses – which was approved under delegated powers earlier this year. This was justified on the following basis:

Para 145 of the NPPF states that LPAs should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this (as stated in the D&A) include the following:

...the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the Green Belt than the existing development

The existing stable buildings on site comprise long standing and sturdy wooden stables on a concrete base, with a large concrete forecourt in front. The stable building measures 46 x 7.5m and is 3m to the eaves and 6m to the ridge – total floorspace 345 sq.m. and is positioned as a long/thin building alongside the eastern site boundary. The offset H-Shaped building comprising the 3 new dwellings is located close to the existing stables but will project development closer towards The Ranch. If this scheme is implemented, the agricultural building allowed in 2012 (and which was commenced by the digging/concreting of foundations), positioned to the rear of the proposed dwellings, will not be built. This is a fairly large building measuring 18.4m x 15.5m with a maximum height of 5.1m to the ridge. If this volume is added to the volume of the stables to be demolished, the resultant volume of the new dwellings will be significantly less than existing and on overall impact on openness in the Green Belt.

There is also a significant amount of other structures, fencing, hardstanding and machinery, which will be removed from the site as a result of this development. The proposal will thus have a beneficial impact on the local landscape amenity via new planting and grassed areas associated with the new dwellings.

It was on this basis that this proposal was recommended for approval.

The Marisburgh House application was determined at appeal by a Planning Inspector, following a refusal by the Borough Council along with Nuneaton and Bedworth BC, as it was a cross-border application.

Conclusion

For the reasons set out above, the proposal is considered to be appropriate development in the Green Belt when judged against the criteria set out in paragraph 145 (b) of the NPPF and is thus considered to comply with Policy GP2 of the Rugby Local Plan (2019).

All other detailed design matters are considered to be acceptable and the proposal is thus considered to comply with Policies NE1, SDC1, SDC2 and D1 of the Rugby Local Plan (2019).

Recommendation

Approve subject to conditions and Informatives:

Conditions:

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 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

Unless non-material variations are agreed in writing with the Local Planning Authority the development shall not be carried out other than in accordance with the following plans:

Site Location Plan – Scale 1:1250

Existing and Proposed Details – Drawing No. 8060.04

REASON:

For the avoidance of doubt

CONDITION 3:

In the first planting season (November to March each year) after the development is first occupied, a new native hedgerow (comprising at least 5 native species) and interspersed with native trees, shall be planted along all of the site boundaries of the application property and the hedgerow shall be subsequently maintained at an average height of 1.5m thereafter

REASON:

In the interests of visual amenity and biodiversity.

CONDITION 4:

The development hereby permitted (including site clearance) shall not commence until a protected species method statement for great crested newts (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) has been drawn up in consultation with a suitably qualified ecologist and submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

REASON:

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

CONDITION 5:

The stables shall only be used for the stabling of horses and any other animals owned by the applicant and for the storage of feed and other equipment directly related to the upkeep and maintenance of the paddock in which it is located and for no other purpose.

REASON:

The stables have been permitted on the basis of the particular circumstances of the applicant.

CONDITION 6:

Within 1 month of first occupation of the stables a total of 3 no. bat boxes and 3 no. swallow boxes shall be installed in positions either on the stable buildings or around the field to be first agreed with the Local Planning Authority.

REASON:

In the interests of local ecology and to improve the biodiversity of the locality.

CONDITION 7:

Before the stables are first occupied, details of the storage and disposal of horse manure generated by the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be complied with thereafter.

REASON:

In the interests of residential amenity.

CONDITION 8:

Before the stables are first occupied the details of any lighting proposed to be installed on any part of the application site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be complied with thereafter.

REASON:

In the interests of residential amenity and local ecology.

INFORMATIVES:

- A. 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 Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September inclusive, 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 by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.
- B. Particular care should be taken when clearing ground prior to development, and if evidence of badgers, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badger snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Concrete should not be left unset overnight, or suitable barriers erected to prevent animals accessing the concrete. Pipework with a diameter greater than 120mm should have the ends closed off overnight to prevent entrapment. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089.
- C. Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Such as bat and bird boxes which can be used by a variety of species. By preference we would recommend that bat and bird boxes are integrated into the fabric of buildings as they are more robust and reduce the risk of being removed. Native species planting of hedges and forming habitat piles of rubble using logs and earth which can be used by reptiles, amphibians and invertebrates. Also consider leaving gaps in fences for Hedgehogs to pass through gardens. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

AGENDA MANAGEMENT SHEET

Report Title: Planning Appeals Update

Name of Committee: Planning Committee

Date of Meeting: 14 August 2019

Report Director: Head of Growth and Investment

Portfolio: Growth and Investment

Ward Relevance:

Prior Consultation:

Contact Officer: Richard Holt, Development and Enforcement
Manager 01788 533687 or
richard.holt@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: No

Corporate Priorities: This report relates to the following priority(ies):

(CR) Corporate Resources To provide excellent, value for money services and sustainable growth

(CH) Communities and Homes Achieve financial self-sufficiency by 2020

(EPR) Environment and Public Realm Enable our residents to live healthy, independent lives

(GI) Growth and Investment Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

Continue to improve the efficiency of our waste and recycling services (EPR)

- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

Statutory/Policy Background:	The Planning Appeals procedure which came into effect on 6th April 2009
Summary:	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/04/2019 to 30/06/2019.
Financial Implications:	Increases the scope for related costs claims within the Planning Appeals process.
Risk Management Implications:	There are no risk management implications arising from this report.
Environmental Implications:	There are no environmental implications arising from this report.
Legal Implications:	Advice/support with regard to Cost Claims and any subsequent Costs awards.
Equality and Diversity:	Equality and Diversity: No new or existing policy or procedure has been recommended.
Options:	N/A
Recommendation:	The report be noted.
Reasons for Recommendation:	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals.

Planning Committee - 14 August 2019

Planning Appeals Update

Public Report of the Head of Growth and Investment

Recommendation

The report be noted.

This report provides information to update the Planning Committee on the position with regard to planning appeals. It is intended that this will continue to be produced on a quarterly basis.

1.1 Appeals determined

During the last quarter from 1st April to 30th June a total of 6 planning appeals were determined, of which 2 were allowed, 4 were dismissed and none were withdrawn. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

1.2 Appeals outstanding/in progress

As at 30th June 2019 there were 6 planning appeals and no enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date of Meeting: 14 August 2019
Subject Matter: Planning Appeals Update
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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:

Doc No	Relevant Paragraph of Schedule 12A

PLANNING APPEALS DETERMINED FOR THE PERIOD: 1st April 2019 – 30th June 2019

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal and Type of Appeal	Appeal Outcome
Grange Bowling and Sports Club Stanley Road Rugby CV21 3UE	Application for prior determination under Part 16 of Schedule 2 of The Town and Country Planning [General Permitted Development][England][Amendment]No 2 Order 2016 and in accordance with Electronic Communications Code Under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003 for the: Erection of 15m shrouded monopole to support 3no. Telecommunications antennas for shared use by EE and Three, which together with the installation of 1no. Dish and 5 no. ground based equipment cabinets will provide 2G, 3G and 4G mobile electronic communication services from the installation	Thomas Leech R18/1563 APP/E3715/W/18/3217815	Refusal 09/10/2018 Written Reps	Allowed 12/04/2019
Dunsmore Garage Site Coventry Road Thurlaston Rugby CV23 9JR	Demolition of the existing car showroom and erection of four detached dwellings with associated parking and landscaping	Chris Davies R17/1977 APP/E3715/W/18/3211787	Refusal 30/05/2018 Written Reps	Dismissed on grounds of ecology and trees (Neither were the grounds for the LPA refusal) 17/04/2019

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal and Type of Appeal	Appeal Outcome
Land adjacent to Brookside Cottage Hinckley Road Ansty CV22 5SL	Outline planning permission for the erection of 16 residential dwelling houses comprising of 11 market housing units and 5 local needs dwelling (all matters reserved except access). (resubmission for previously refused planning permission ref: R16/2058 dated 22/02/2017)	Nathan Lowde R17/1976 APP/E3715/W/18/3211527	Refusal 18/07/2018 Written Reps	Dismissed 02/05/2019
7 Nayler Close Rugby CV21 1XG	Change of use from an integral garage to a home office	Jo Orton R19/0015 APP/E3715/D/19/3222245	Refusal 06/02/2019 Householder Appeals Service (HAS)	Dismissed 09/05/2019
Land to the rear of Florin Place Hillmorton Rugby	Outline planning permission for the erection of up to three dwellings (all matters reserved with the exception of access)	Nathan Lowde R17/1663 APP/E3715/W/18/3209430	Refusal 20/06/2018 Written Reps	Dismissed 16/05/2019
The Paddocks Top Road Barnacle CV7 9FS	Change of use for the mixed use of land as a paddock and the permanent retention of three residential gypsy pitches including two day rooms with associated access and entrance gates	Jo Orton R17/1251 APP/E3715/W/18/3217596	Refusal 18/07/2018 Hearing	Allowed and Granted permanent permission 06/06/2019

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 30.06.2019

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
Oakfield Recreation Ground Bilton Road Rugby CV22 7AL	Erection of extra care retirement village comprising of 62 apartments (C2 Use Class), 14 bungalows (C2 Use Class), communal facilities, vehicular access from Bilton Road, car parking, landscaping, footpaths, public open space and associated infrastructure	Chris Kingham R18/0214 APP/E3715/W/18/3219296	Committee Refusal 05/12/2018	Inquiry
Land North of Wolvey House Farm Wolds Lane Wolvey LE10 3LL	Outline application with all matters reserved for the change of use of land and erection of up to 3 holiday lodges land north of Wolvey House Farm, Wolds Lane, Wolvey, LE10 3LL (Re-Submission of R17/1096)	Nigel Reeves R18/1477 APP/E3715/W/19/3225463	Delegated Refusal 04/10/2018	Written Reps
Princethorpe Service Station Oxford Road Princethorpe Rugby CV23 9PT	Resubmission of planning application reference R18/1256 (Erection of new workshops and three-bay car servicing area including a customer reception facility) to make alterations to reorganise MOT and three-bay car servicing provision including a customer reception facility.	Chris Davies R18/2146 APP/E3715/W/19/3226102	Delegated Refusal 04/02/2019	Written Reps
Development Land West of Stockton Road Birdingbury CV23 8EE	Outline planning permission with all matters reserved for one dwelling house.	Chris Bates R18/2210 APP/E3715/W/19/3226761	Delegated Refusal 15/03/2019	Written Reps
84 Newbold Road Rugby CV21 2NQ	Advertisement Consent for internally illuminated hoarding sign to replace 3 existing hoarding signs	Maxine Simmons R19/0156 APP/E3715/Z/19/3225847	Delegated Refusal 25/02/2019	Written Reps
54 Crick Road Rugby CV21 4DY	Extensions and alterations to dwelling	Chris Bates R19/0160 APP/E3715/D/19/3231262	Delegated Refusal 03/05/2019	Householder Appeals Service (HAS)

AGENDA MANAGEMENT SHEET

Report Title: Delegated Decisions - 20th June 2019 to 17th July 2019

Name of Committee: Planning Committee

Date of Meeting: 14 August 2019

Report Director: Head of Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: All

Prior Consultation: None

Contact Officer: Dan McGahey, Search and Systems Officer,
Tel: 01788 533774

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: No

Corporate Priorities: This report relates to the following priority(ies):

(CR) Corporate Resources To provide excellent, value for money services and sustainable growth

(CH) Communities and Homes Achieve financial self-sufficiency by 2020

(EPR) Environment and Public Realm Enable our residents to live healthy, independent lives

(GI) Growth and Investment Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

Continue to improve the efficiency of our waste and recycling services (EPR)

- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

Statutory/Policy Background:	Planning and Local Government Legislation
Summary:	The report lists the decisions taken by the Head of Growth and Investment under delegated powers
Financial Implications:	There are no financial implications for this report
Risk Management Implications:	There are no risk management implications for this report
Environmental Implications:	There are no environmental implications for this report
Legal Implications:	There are no legal implications for this report
Equality and Diversity:	There are no equality and diversity implications for this report
Options:	
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

Planning Committee - 14 August 2019

Delegated Decisions - 20th June 2019 to 17th July 2019

Public Report of the Head of Growth and Investment

Recommendation

The report be noted.

BACKGROUND

Decisions taken by the Head of Growth and Investment 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: 14 August 2019

Subject Matter: Delegated Decisions - 20th June 2019 to 17th July 2019

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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:

Doc No	Relevant Paragraph of Schedule 12A

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 20.06.2019 TO 17.07.2019

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R19/0721 Refused 21.06.2019</i>	Masters Barn Masters Yard Birdingbury CV23 8EU	Erection of four new dwellings with associated parking
<i>R19/0707 Refused 26.06.2019</i>	17 Norman Ashman Coppice Binley Woods CV3 2BP	Retrospective change of use of ancillary gym room to a training room (B1)
<i>R19/0770 Refused 28.06.2019</i>	Kilmore House Coventry Road Wolvey LE10 3LD	Extensions and alterations to existing ancillary building to form one new dwelling
Applications Approved		
<i>R19/0738 Approved 20.06.2019</i>	26 Charwelton Drive Brownsover Rugby CV21 1TU	Single storey front extension and garage conversion
<i>R19/0813 Approved 20.06.2019</i>	59 Addison Road Rugby CV22 7BP	Proposed two storey side extension and single storey rear extension
<i>R18/1640 Approved 21.06.2019</i>	1 Meadow Close Rugby CV23 9NL	Erection of annexe, wall and gate
<i>R18/1511 Approved 24.06.2019</i>	Old Orchards Post Office Road Leamington Hastings Rugby CV23 8DZ	Two storey rear extension and oak framed orangery to the rear of the property, demolition of existing garage and erection of two storey double garage
<i>R18/2132 Approved</i>	6 Silverdale Gardens Rugby	Proposed dormer to front elevation and two dormers to rear elevation of the dwellinghouse

24.06.2019	CV22 5BU	
<i>R19/0224 Approved 24.06.2019</i>	70 Church Road Ryton on Dunsmore CV8 3ET	Erection of a single storey rear extension
<i>R19/0779 Approved 24.06.2019</i>	77 School Street Wolston CV8 3HG	Single storey rear extension and front porch
<i>R19/0817 Approved 24.06.2019</i>	216 and 216a Lawford Lane Rugby CV21 2HS	Installation of two externally illuminated fascia signs
<i>R19/0858 Approved 25.06.2019</i>	The Smithy 436 London Road Stretton on Dunsmore Rugby CV23 9HN	Retention and completion of shed and front boundary fence, including installation of gates
<i>R19/0545 Approved 26.06.2019</i>	Land To Rear Of No.99 Lentons Lane CV2 1NY	Conversion of existing garage to single storey dwelling house with associated car parking and vehicular access (cross boundary application).
<i>R19/0759 Approved 26.06.2019</i>	8 Tennyson Avenue Rugby CV22 6JH	Demolition of existing sun lounge and erection of a single storey rear extension
<i>R19/0895 Approved 26.06.2019</i>	6 Weston Close Dunchurch Rugby CV22 6QD	Single storey rear and side extension along with alterations to conservatory and garage roofing.
<i>R19/0490 Approved 27.06.2019</i>	11 Brookside Stretton on Dunsmore CV23 9LY	Amendments to Planning Permission reference R17/2090 (Erection of a two storey side extension, a single storey flat roofed front extension with roof lantern over, a rear orangery and a mono-pitched garage extension to the side. Installation of a dormer window to the front roofslope. Conversion of existing outbuildings to incidental residential use and incorporation into the dwelling via the aforementioned side extensions, dated 18 September 2018) to include revised designs and materials for the orangery, the front entrance and the side entrance. Demolition of the existing front boundary wall and re-erection adjacent to the highway (Brookside).

<i>R19/0690 Approved 27.06.2019</i>	273 Alwyn Road Bilton Rugby CV22 7RP	Erection of a two storey rear extension; full length dormer to the north elevation; single dormer window to the south elevation and removal of chimney.
<i>R19/0696 Approved 27.06.2019</i>	18 Othello Close Bilton Rugby CV22 6LX	Erection of two storey side extension, single storey rear extension and provision of new porch
<i>R19/0799 Approved 28.06.2019</i>	The Hollies Main Street Easenhall CV23 0JA	Removal of Condition 19 of R16/0933 (Erection of detached dwelling and formation of new site access, dated 29 April 2016) to enable the property to be sold on the open market.
<i>R18/1594 Approved 01.07.2019</i>	85 Avenue Road New Bilton Rugby CV21 2JL	Erection of two flats
<i>R19/0239 Approved 01.07.2019</i>	20 Ferndale Road Binley Woods CV3 2BG	Erection of a single storey rear extension
<i>R19/0148 Approved 02.07.2019</i>	Coombe Fields House Smeaton Lane Coombe Fields Rugby CV23 0PS	Erection of a single storey rear and side extension
<i>R19/0722 Approved 02.07.2019</i>	Littlefield Farm (formerly East Barn and West Barn, Grandborough Fields Farm) Flecknoe Station Road Grandborough Rugby CV23 8BA	Conversion of existing barn to form a single dwellinghouse
<i>R19/0833 Approved 02.07.2019</i>	Park House Little Lawford Lane Rugby CV23 0JJ	Change of use from agricultural barn to residential dwelling and erection of detached garage in connection with R15/2456 (previously approved under R16/0923).
<i>R19/0920 Approved 02.07.2019</i>	135A Clifton Road Rugby CV21 3QN	Single storey rear extension

<i>R19/0855 Approved 03.07.2019</i>	11 Church Hill Stretton on Dunsmore CV23 9NA	Erection of a single storey side extension, dormer and other minor external alterations.
<i>R19/0943 Approved 03.07.2019</i>	Quartzelec Limited 4 Castle Mound Way Rugby CV23 0WB	Erection of an aluminium framed warehouse building for storage
<i>R18/1907 Approved 04.07.2019</i>	44 Lutterworth Road Pailton CV23 0QE	Alteration of existing dwelling and demolition of garage for formation of new site access, with erection of two new dwellings on land to the rear (Re-submission of R17/1961)
<i>R19/0552 Approved 05.07.2019</i>	15 Dewar Grove Hillmorton Rugby CV21 4AT	Retention of off-street parking provision (including amendments to improve drainage and add boundary fencing)
<i>R19/0761 Approved 05.07.2019</i>	2 Saxon Close Binley Woods CV3 2BH	Erection of a single storey rear extension
<i>R19/0867 Approved 05.07.2019</i>	23 Rupert Brooke Road Rugby CV22 6HQ	Erection of two storey side extension, single storey front extension, single storey rear extension and external alterations
<i>R19/0958 Approved 05.07.2019</i>	109 Hillmorton Road Rugby CV22 5AT	Erection of a two storey side and single storey rear extension
<i>R18/1104 Approved 09.07.2019</i>	Fir Tree Cottage 57 Main Street Stretton Under Fosse CV23 0PE	Part two storey, part single storey, side and rear extension, front porch, fencing and velux windows
<i>R19/0765 Approved 09.07.2019</i>	Lilac Cottage Easenhall Road Harborough Magna Rugby CV23 0HX	Variation of conditions 2 and 3 of previously approved R18/1324 for the proposed single storey side extension to existing dwelling
<i>R19/0862 Approved 10.07.2019</i>	32 Hart Close Rugby CV21 3TP	Erection of a single storey rear extension and two storey side extension
<i>R19/0948 Approved</i>	1 Fleet Crescent Rugby	Re-submission of R19/0693 for a single storey front and side extension

10.07.2019	CV21 4BQ	
<i>R19/0307 Approved 11.07.2019</i>	21-27 Regent Street Rugby CV21 2PE	Proposed change of use of the first & second floor areas from night club (D2) to No.9 self-contained residential flats
<i>R19/0668 Approved 11.07.2019</i>	The Brambles Bourton Road Frankton CV23 9NX	Proposed demolition of existing outbuilding and the erection of a new single storey residential dwelling
<i>R19/0767 Approved 11.07.2019</i>	203 Montague Road Bilton Rugby CV22 6LG	Extensions and alterations to existing porch
<i>R19/0912 Approved 11.07.2019</i>	Stanier Court Charles Warren Close Rugby CV21 2XQ	Formation of seven new car parking spaces
<i>R18/1284 Approved 12.07.2019</i>	The Barbellows London Road Ryton on Dunsmore CV8 3DX	Conversion and renovation of existing barn to form a dwelling house
<i>R19/0673 Approved 12.07.2019</i>	4 Main Road Ansty CV7 9JA	Erection of a single storey rear extension to existing study room and front porch extension
<i>R18/2238 Approved 15.07.2019</i>	Pear Tree Cottage Back Lane Birdingbury CV23 8EN	Erection of a new dwelling; creation of an access; and a detached garage for Pear Tree Cottage (Resubmission of previously withdrawn application R17/1259)
<i>R19/0823 Approved 15.07.2019</i>	14 Permian Close Rugby CV21 1XE	Conversion of garage into living space and, temporary consent for fencing to the front (partially retrospective)
<i>R19/0847 Approved 15.07.2019</i>	Princethorpe College Leamington Road Princethorpe Rugby CV23 9PX	Provision of a new car parking area
Advertisement Consent		

<i>R19/0477 Advertisement Consent 02.07.2019</i>	Rugby Self Storage Centre 6 Roman Way Newbold Rugby CV21 DB	Display of 5no. non-illuminated fascia signs and 1no. free-standing signage
<i>R19/0285 Advertisement Consent 12.07.2019</i>	Truly Scrumptious Salons 60 The Square Dunchurch CV22 6NU	Advertisement consent to display fascia sign on shop frontage (Retrospective)
Certificate of Lawful Development		
<i>R19/0187 Certificate of Lawful Development 27.06.2019</i>	Oak Cottage Rugby Road Church Lawford CV23 9EL	Lawful Development Certificate (proposed), for the erection of a single storey side and rear extension
Listed Building Consent		
<i>R19/0731 Listed Building Consent 12.07.2019</i>	Truly Scrumptious Salons 60 The Square Dunchurch CV22 6NU	Listed Building Consent to display fascia sign on shop frontage of Grade II Listed Building (Retrospective)
<i>R19/0853 Listed Building Consent 18.07.2019</i>	13 The Green Rugby CV22 7LZ	Listed Building Consent for various works to property exterior
Prior Approval Applications		
<i>R19/0844 Prior Approval not required 20.06.2019</i>	101 Townsend Lane Long Lawford Rugby CV23 9DG	Prior Approval application for a single storey rear extension projecting 4.0 metres from the original rear elevation of the dwelling, 4.0 metres in width and a height of 3.5 metres to the flat roof
<i>R19/0754 Prior Approval required and approved 27.06.2019</i>	Manor Farm Birdingbury Lane Frankton CV23 9PB	Prior approval for change of use of an agricultural building to 5no. Dwellinghouses including building works necessary to convert the building Under Class Qb

<i>R19/0784</i> <i>Prior Approval</i> <i>required and approved</i> <i>02.07.2019</i>	Birchley Farm Brinklow Road Binley Woods CV3 2AB	Prior approval for the change of use of an agricultural building to 1 (no) residential dwelling house (Class Q)
<i>R19/0822</i> <i>Prior Approval</i> <i>required and approved</i> <i>02.07.2019</i>	Park House Little Lawford Lane Rugby CV23 0JJ	Prior approval for the change of use of two agricultural buildings to dwelling houses
<i>R19/0936</i> <i>Prior Approval not</i> <i>required</i> <i>10.07.2019</i>	99 Sidney Road Rugby CV22 5LD	Prior approval for a rear extension measuring 4.75 metres in depth; 4 metres in height to the ridge; and 2.4 metres in height to the eaves
<i>R19/0955</i> <i>Prior Approval not</i> <i>required</i> <i>10.07.2019</i>	285 Rugby Road Binley Woods CV3 2BE	Prior approval for a rear extension measuring 4.5 metres in depth; 2.85 metres in height to the ridge; and 2.85 metres in height to the eaves
<i>R19/0838</i> <i>Prior Approval not</i> <i>required</i> <i>12.07.2019</i>	12 Laburnum Grove Rugby CV22 7QB	Prior approval for the demolition of existing conservatory and erection of new single storey rear extension projecting 4.1 metres from the original rear elevation of the dwelling; eaves height of 2.35 metres; maximum height of 3.2 metres from ground level with mono-pitched roof
<i>R19/0984</i> <i>Prior Approval not</i> <i>required</i> <i>17.07.2019</i>	Heath Barn Oxford Road Marton Rugby CV23 9RQ	Erection of a steel framed agricultural barn
Approval of reserved matters		
<i>R18/1360</i> <i>Approval of reserved</i> <i>matters</i> <i>03.07.2019</i>	Rugby Gateway Leicester Road Rugby	Provision of spine road between phase R1 and phase R4 – Approval of reserved matters in relation to outline planning permission R10/1272
Withdrawn		
<i>R19/0529</i> <i>Withdrawn</i> <i>24.06.2019</i>	Jubilee Bungalow Burnthurst Lane Princethorpe CV23 9QA	Proposed change of use of land to pet cremation business and storage of incinerator.
<i>R18/1680</i>	The Trossachs	Change of use of land for open storage for use

<i>Withdrawn</i> 02.07.2019	Parrotts Grove Coventry CV2 1NR	class B8.
<i>R19/0685</i> <i>Withdrawn</i> 08.07.2019	Bayton Lodge Kennels Bayton Lodge Withybrook Road Wolvey CV12 9JW	Erection of a single storey dwelling with associated access