

21 December 2017

PLANNING COMMITTEE - 10 JANUARY 2018

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 10 January 2018 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 29 November 2017.
2. Apologies.
To receive apologies for absence from the meeting.
3. Declarations of Interest.
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

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

4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
6. Delegated Decisions – 2 November 2017 – 29 November 2017.
7. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972

To consider passing the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 2, 6 and 7 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

1. Enforcement Matter.

Any additional papers for this meeting can be accessed via the website.

The Reports of Officers (Ref. PLN 2017/18 – 11) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Brown, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Sandison and Srivastava.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic Services Officer (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 – 10 January 2018

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)
- Applications recommended for approval with suggested conditions (yellow pages)

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R17/0722	107 Sidney Road, Rugby, Warwickshire, CV22 5LD Erection of one new dwelling.	3
2	R17/1828	Land at Rugby Gateway, Leicester Road, Rugby Temporary stockpiling of material generated by earthworks associated with the development of Phase R2 Rugby Gateway (residential development) including construction of temporary haul road and subsequent regrading of land across Phases CH1, R7 and P2.	16

Reference number: R17/0722

Site address: 107 Sidney Road, Rugby, Warwickshire, CV22 5LD

Description: Erection of one new dwelling.

Case Officer Name & Number: Nigel Reeves – 01788 533489

Introduction

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as the applicant is a member of staff.

Application Proposal

This application seeks full planning permission for the erection of one new dwelling with associated access and parking. The proposal would create a bungalow which would have a maximum height of 4.9 metres with 2.4 metres to the eaves, with a length of 9.9 metres and a width of 8.3 metres. The proposal incorporates off street parking spaces for two vehicles along with private amenity space for the dwelling.

The application has been amended on a number of occasions, during the course of the consideration of the application, to reduce the height of the bungalow (from a dormer bungalow), and to reduce its footprint on the site and its positioning.

The Site and Surrounding Area

The application site is located within the grounds of 107 Sidney Road, Rugby which currently has a substantial frontage to Percival Road and is a relatively large garden. The proposal would be sited between 107 Sidney Road and 45A Percival Road the surrounding area comprises of a mix of both types and styles of dwellings. A mature privet hedge runs along most of the site frontage and another hedge separates the rear gardens of Nos 105 and 107 Sidney Road. The existing properties are set back off the main road frontage and offer adequate off street parking.

Relevant Planning History

R94/0272 – Erection of bungalow and detached double garage – Refused – 01st June 1994 – Appeal Dismissed – 07th November 1994

R97/0879 – Use of land for erection of a dwelling and detached garage – Refused – 07th January 1998

R08/0713 – Erection of dwelling – Refused – 18th June 2008

R08/1445 – Erection of a bungalow and a double detached garage – Refused – 11th November 2008 – Appeal Dismissed – 20th August 2009

Technical Responses

No objections have been received from:

Warwickshire County Council (Ecology)
Warwickshire County Council (Highways)
Rugby Borough Council (Environmental Services)
Rugby Borough Council (Work Services)

Third Party Responses – Original Submission

Neighbours notified and two letters of objection have been received raising the following issues:

1. The proposal would result in a loss of privacy in the rear garden of neighbouring properties;
2. The height of the building would result in an incongruous effect on the rear garden and have a detrimental effect on the character of the garden;
3. First floor windows would only be 17 metres away from the dining room, kitchen and rear bedrooms;
4. Loss of light to the rear garden of the neighbouring property;
5. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application;
6. The new proposal is more un-neighbourly and obtrusive than the one dismissed at appeal:

	Rejected Case: R08/1445/PLN	Current Case: R17/0722
Distance from 105 Sidney boundary	6 Metres	1.2 Metres
Distance from 45A Percival Road boundary	4 Metres	1.2 Metres
Max height of dwelling	5.9 Metres	6.4 Metres
Number of windows over 105 Sidney Road	2	4

7. Severe loss of light to the neighbouring property in the kitchen and the lounge;
8. The proposed developer is even bigger than the one previously rejected in 2009; and
9. Increase in noise and disturbance with a private dwelling being constructed next to the property.

Third Party Responses – Amended Submission (1)

Neighbours notified and three letters of representation have been received raising the following issues:

1. Severe loss of light into the kitchen and lounge of the neighbouring property;
2. The proposed new building would be substantially higher than the existing garage;
3. Increase in noise and disturbance with a private dwelling being constructed next to the property;

4. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application;
5. Too many houses already along Percival Road nice to see some land;
6. More traffic on Percival Road which is already a very busy road;
7. Loss of light to the rear garden of the neighbouring property; and
8. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application.

Third Party Responses – Amended Submission (2)

Neighbours notified and three letters of representation have been received raising the following issues:

1. The parking of vehicles on the adjoining site will make things even worse for parking and all associated vehicles;
2. Parking is located adjacent to the living room and in addition to the associated noise there would also be pollution from the engines in close proximity to the entry of the home in particular kitchen entrance and windows;
3. The height of the proposal would have an adverse impact on light entering the property with lounge and kitchen in close proximity to the side elevation of the proposed dwelling;
4. The redesign of the roof is acknowledged however they do not see how this will alleviate the problem with natural light into the property;
5. At least 5 applications to develop the site have all been refused and nothing has changed to justify the development of this plot;
6. No more dwellings should be allowed down Percival Road given the traffic making access difficult;
7. Significant loss of light in to the rear garden of the neighbouring property as afternoon and evening sun comes from South/Southwest directly in line with the revised development;
8. The noise from the development will have a negative effect on the rural landscape;
9. The proposal would be built up to the boundary when considering the hipped end requires an overlap and guttering;
10. Insufficient amenity space for the owners of No. 107 Sidney Road resulting in a cramped, out of keeping development;
11. Moving the property forward has centred the highest point of the dwelling with the lounge at 45A Percival Road and does not assist with the light problem;
12. Loss of an additional parking space would result in unsafe parking practices where the bus currently stops and prevent parking on the other side of the road;
13. Parking areas shown on the plan are meaningless and do not stop people parking alongside the living room;
14. Height of the building is still of great concern with the top of the windows being 2 metres 25 above grounds level;
15. Asbestos roofed garage on a concrete base would need to be demolished with the demolition creating dust, dirt and noise;
16. New build will be 2 metres from the wall of the neighbouring property and 30 metres from the applicants home causing little inconvenience and not affecting light;
17. Street scene shows how negatively the development would affect the landscape; and
18. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application.

Third Party Responses – Amended Submission (3) – Dec 2017

Neighbours notified and one letters of representation (on behalf of both adjoining neighbours) has been received raising the following issues:

1. Will result in considerable loss of light and sunlight to garden area and patio in rear garden. The proposal will block afternoon and evening sun from these areas.
2. With the dwelling now moved 1.0m closer to the boundary with our property, the shadow cast over our garden will be greater than the earlier revision (revision 3).
3. Plants, lawn and trees will be cast in shade for much of the day.
4. The open garden characteristic that we along with other residents of Sidney Rd, will be lost forever.
5. The revised plan has been moved 1.4m from the shared side boundary with 45a Percival Rd – Although RBC have recommended that a minimum spacing of 3.0m is achieved the buildings are only 2.4m apart. As a result the loss of light to the side kitchen window and the side dining room window will be substantial, with very little natural light reaching these rooms.
6. If the proposed dwelling is moved to provide a gap of 3.0m, the angle of light received to these windows will be 30 degrees. This is in excess of the British Research Establishment best practice figure of 25 degrees commonly used to assess used to assess if there will be any adverse impact on daylight and sunlight.
7. With the buildings being so close together, the hipped roof overhang will put the buildings at just over 2.0m apart meaning the channel for light to pass is so small.
8. 45a Percival Rd was built 43 years ago and therefore the side windows affected have a Right to Light. The secondary window in the living room lights the dining area and this window is vital in providing the necessary light required.
9. In the previous application for planning in 2009, the Inspector ruled that a 5.9m high dwelling over 5.0m away from 45a Percival Rd was overbearing. The current proposal is now closer (3.0m).
10. Additional noise close to No. 45a – cars will be parked 2m from the lounge.
11. The current proposal is cramped beyond all previous comparisons or standards and completely out of character with the area – which was deemed to be unacceptable by the Inspector in 2009.
12. The revised position of the bungalow is now 1.0m closer to the boundary with No. 105 Sidney Rd. This change does not help loss of light to No. 45a.
13. Excessively steep pitch will allow additional floor to be created at a later date.
14. Hedges cannot be protected
15. The current siting of the bungalow is very similar to the position in Rev B which was previously rejected by the previous planning officer.
16. Development on this site has been rejected on 4 previous occasions and was dismissed on appeal in 2009, primarily due to the development changing the character of the area in a negative manner.
17. The 1994 plans should be referred to in the consideration of the current proposal – if this is not the case then the same exhaustive checks to protect the character of the area are not being undertaken
18. RBC state that ‘planning rules and times have changed’ but nowhere do these changes allow the character of the area to be negatively affected. Failure to recognise the affects that this proposal will be used as a precedent for other applications on corner plots along Percival Road.

19. There are a number of other corner plot developments in the Paddox area, but importantly none along Percival Rd. These developments all have their merits and none affect the character of the area negatively or block light to neighbouring properties.
20. The open aspect of corner plots along Percival Rd has been repeatedly protected by Inspectors in the past and a failure to protect it now will result in the end of Percival Roads long open rural character.

Relevant Planning Policies and Documents

National Planning Policy Framework – 2012

Paras 11-14: Presumption in favour of Sustainable Development

Para 17: Core Planning Policies.

Section 6: Delivering a Wide Choice of High Quality Homes

Section 7: Requiring Good Design

Core Strategy – 2011

Policy CS1: Development Strategy

Policy CS16: Sustainable Design

Policy CS17: Sustainable Buildings

Saved Local Plan Policies – 2011

Policy T5: Parking Facilities

Policy GP2: Landscaping

Supplementary Planning Document – 2012

Planning Obligations

Determining Considerations

The main considerations in respect of this application are the principle of development, character of the locality, design and appearance of the dwelling, impact on residential amenity and highway and parking standards. The impacts of each of these matters are then balanced in the conclusion.

Principle of Development

Policy CS1 states that the location and scale of development must comply with the settlement hierarchy and must be demonstrated that the most sustainable locations have been considered.

The application site is located within the Urban Area of Rugby as defined in Policy CS1 of the Core Strategy. As such; there is a principle in favour of sustainable development subject to all planning matters, including local and national planning policies and any other material considerations, being appropriately addressed.

This application is therefore considered to be in accordance with Section 6 of the NPPF and Policy CS1 of the Core Strategy.

Character of the Locality

Section 7 of the NPPF states that high quality and inclusive design is a key factor in making places better for people in terms of quality and character of the environment and private amenity. Paragraph 58 also mentions that proposals should add to the overall quality of the area, not just for the short term but over the lifetime of the development and respond to local character.

Whereas Section 6, Paragraph 53 of the NPPF states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Whilst neither the Core Strategy nor Saved Local Plan policies directly address the issue of 'backland' or 'infill' development, Policy CS16 of the Core Strategy states that development will only be allowed where proposals are of a scale, density and design that would not cause material harm to the qualities, character and amenity of the area in which they are situated.

The application site is surrounded by a mixture of house types including bungalows, dormer bungalows and houses. The bungalows are of a wide variety of design and generally sited between runs of two-storey dwelling houses. The application site is in a prominent corner position at the end of Sidney Road - the properties along this part of Sidney Road benefit from large rear gardens with a similar length to the gardens of other dwellings along the south side of Sidney Road. It is also located adjacent to more traditional style bungalows turning the corner into Percival Road. Whilst the proposed dwelling would be sited within the rear garden of No. 107, as a result of the property occupying a corner plot the front elevation of the proposed dwelling would front onto Percival Road, relating to the general arrangement of buildings which face onto this part of Percival Rd.

There have been 2 appeal decisions on this plot in 1994 and 2009, both refusing planning permission for development on this site.

The 1994 proposal was for a detached bungalow and double garage and this was refused on the grounds of impact on the character and appearance of the immediate locality, given that the size of the appeal site would be significantly less than the norm for the area, and the proposed bungalow would be noticeably small, appearing cramped and out of place in the context of the surrounding medium density development. This appeal decision was made 23 years ago and thus can only be afforded limited weight, given the changes to development plan policies that have occurred since this time.

The 2009 appeal decision is more recent and was for a 2-bed detached dormer bungalow (with a substantial amount of first floor accommodation), and separate garage block. The key features of the Inspectors decision are as follows:

- *The site is on a corner plot, is well established and is of a similar length to the gardens of other dwellings on the south side of Sidney Road, and its size and layout are typical of corner plots in the area. In my view dividing the garden to create a building would fundamentally alter this character by reducing the openness of the gardens. The resulting dwelling would appear very cramped on its plot.....and is proposed to be sited with very limited amenity space around it.*

- *The loss of a length of existing hedge (along the Percival Rd frontage) would have a harmful impact on the character and appearance of the area*
- *The proposed dormer bungalow would contrast with the design of the existing more traditional bungalows and appear over-dominant in this part of the street-scene.*

The Inspector therefore concluded that the proposed dwelling would have a detrimental impact on the character and appearance of the street-scene.

The subdivision of the plot as shown in the current proposal would again result in a level of harm to the character and appearance of the locality, as identified by the Inspector in 2009, although the current proposal is for a bungalow rather than in effect a two-storey dwelling. This harm is recognised and is addressed in the overall planning balance at the end of this report.

Design and Appearance of the Dwelling.

The scale and mass of the design of the original submitted dormer bungalow was considered to be inappropriate in its location and would not improve the character and quality of the area. Following advice received from the Local Planning Authority over the concerns with the original submission, several iterations of amendments have been received, which now reduces the height of the dwelling to a traditional sized bungalow. The amendments to the proposal see 1.1 metres being reduced from the overall height, 0.3 metres off the height of the eaves, 0.8 metres off the length and 1.3 metres off the width.

The proposed new dwelling would now have a maximum height of 4.9 metres to the ridge and measures 2.4 metres to the eaves, with a length of 9.9 metres and a width of 8.3 metres. The design of the bungalow itself (based on a traditional bungalow design with a hipped roof) is not considered to be out of character with the surrounding area when taking into consideration the wide variety and style of existing dwellings within the street scene.

Impact on Residential Amenity

Policy CS16 of the Core Strategy states that new development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

No.45a Percival Road is located to the south of the application site and is a detached bungalow. There is currently a 2 metre high boundary fence which defines the common boundary along with a detached garage around 2.2 metres in height to the ridge which is built up to the common boundary within the application site. There are two windows on the side elevation of the neighbouring property which serve a secondary living room window and the main kitchen window. Whilst the kitchen can be considered a non-habitable room (as it is a galley kitchen and does not have dining facilities) and the living window is secondary in nature, it is still considered that the kitchen window needs to be considered in this instance given the fact it is the main source of light into this room.

The revised proposal has been redesigned so that the eaves of a broadly similar height as the garage which is currently in situ and the incorporation of a hipped roof allows for the massing of the roof to slope away from No. 45a. Whereas the existing garage is built on the common boundary, the proposal is set off the common boundary by 2.0 metres, with no windows directly overlooking the occupiers of this dwelling. Although the proposed bungalow roof is higher than the existing garage, the combination of it being sited further away from the side windows in No.

45a and the fact that the hipped roof pitches away from the boundary means that any changes to daylight or sunlight received at these windows would not be so significant to warrant a planning refusal.

It is therefore considered that the proposal would not result in any materially adverse impacts on the occupiers of this dwelling in terms of loss of light and overbearing impacts.

No. 105 and No. 103 Sidney Road are located to the east of the application dwelling and are detached properties. Whilst there are windows located to the rear elevations of these properties given the location of the proposal in relation to the existing properties it is not considered there will be an adverse impact in terms of overlooking on these properties. The proposal has been redesigned so that with the incorporation of a hipped roof, the roof massing slopes away from both the side and rear boundaries. There is also an existing hedge along the boundary to No. 105 which will be retained.

The plans have also been amended to retain an 11.0m deep garden to the rear of No. 107 (the host dwelling) giving a total rear garden area of approximately 150sq.m. The existing and proposed gardens will be separated by a 2.0m high close boarded fence. The new bungalow will have a side garden with a depth of 5.4m and a rear garden depth of 3.0m, giving a total area of 115sq.m. Although the proposed garden is 'L-Shaped' around the building, it is considered to provide a reasonable size of amenity space commensurate with the size of dwelling proposed.

The proposal will in effect re-use an existing vehicle access to the site (serving the garage). Although 2 parking spaces are now provided, this will now occur to the side of the No. 45 and is not unlike other parts of the locality where parking is provided in the front garden areas.

Given the amendments made to the proposal in terms of the reduction in scale and mass, it is considered that there will be no materially adverse impacts on the occupiers of the neighbouring properties in terms of overbearing and over dominant form of development. This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

Highway Safety

Saved Local Plan Policy T5 along with the SPD on Planning Obligations states that planning permission will only be granted for development incorporating satisfactory parking arrangements.

For a dwelling consisting of 2 bedroom units a minimum of 1.5 parking spaces are required. The proposal indicates parking provision for 2 vehicles to the front of the proposed dwelling, as such; it is therefore considered that there will not be an adverse impact on parking within the vicinity.

Warwickshire County Council (Highways) has advised that they have no objection to the proposal subject to appropriate conditions.

This application is therefore considered to be in accordance with Saved Local Plan Policy T5 and the SPD on Planning Obligations.

Conclusion – The Planning Balance.

It is important to note that the Council is currently unable to demonstrate a five year supply of deliverable housing sites to meet the identified housing need within the Borough. The latest position in terms of the Council's housing land supply is set out below:

- RBC Annual Monitoring Report (Dec 2016) – 3.78 years
- Ashlawn Rd Appeal Decision (July 2017) – 4.36 years (APP/E3715/W/16/3147448)

Further monitoring reports are about to be released in preparation for the forthcoming Local Plan Hearing. It is understood that this still doesn't demonstrate that the Council has a 5 Year Housing Land Supply, although this has not yet been formally published and thus has no weight in the decision.

In this instance policies of the RBC Core Strategy relating to the control of housing supply are therefore deemed out of date as outlined in paragraph 49 of the NPPF - this states that policies relating to the supply of housing should not be considered up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites.

The effect of this is not such that Core Strategy Policies should be ignored but rather that consideration should be given as to what weight they hold in the decision. This results in the balancing of material considerations within each individual case at the same time being mindful of the presumption in favour of sustainable development as defined by para 14 of the NPPF and other sections of the NPPF. Para 14 reads as follows:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means (unless material considerations indicate otherwise):

- *Approving development proposals that accord with the development plan, without delay, and,*
- *Where the development plans is absent, silent or relevant policies are out of date, granting permission unless:*
 - o *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or*
 - o *Specific policies in the NPPF indicate development should be restricted.*

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, including the three dimensions of sustainability. The NPPF at paragraph 7 identifies the three dimensions to sustainability, those being economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

In terms of the balancing exercise, the following matters are considered to be important in the decision making process:

- Based on the above assessment and previous appeal decisions, the proposal is still considered to cause harm the scale and character of the surrounding area, due to the reduction in the size of the garden to the rear of No. 105 Sidney Road. This would thus harm the environmental dimension of sustainable development.
- Subsequent to the 2009 appeal decision, there have been a number of bungalow and house developments permitted on similar sized corner sites in the Hillmorton area, which demonstrate comparable relationships between existing and proposed dwellings including:
 - Sidney Road/Warren Road corner (north side).
 - Ashlawn Road/Fareham Avenue corner (east side)
 - Balcome Road/Fareham Avenue corner (north side)
 - Hillmorton Road/Langton Road corner (east side)
- The proposal is not considered to adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety.
- The proposal is located in a sustainable location in a suburban area of the town, well located to public transport and near to shops and other community facilities. The proposal would result in, albeit small, an additional residential property which would provide economic (employment during the construction period) and social (increased availability of housing) gains.

In conclusion, whilst there will be some identified harm to the character and appearance to the locality caused by this proposal, the adverse impacts are not considered to be so severe to warrant a recommendation to refuse - given the above factors which support the presumption in terms of sustainable development and the need to boost housing supply- as set out in the NPPF. This presumption should be given significant weight in the decision making process.

Accordingly, the application is to be considered to be in accordance with the National Planning Policy Framework and the Core Strategy and is therefore recommended for approval subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R17/0722

DATE VALID

04/05/2017

ADDRESS OF DEVELOPMENT

107 SIDNEY ROAD
RUGBY
CV22 5LD

APPLICANT/AGENT

Mrs Rebecca Walker
Chapman Design Llp
Lelleford House
Coventry Road
Long Lawford
CV23 9DT
On behalf of Mrs Beckitt

APPLICATION DESCRIPTION

Erection of one new dwelling.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON: 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

The development shall not be carried out other than in accordance with the following plan numbers:

- 3016-LP – Site Location Plan
- 3046-01 Rev C – Proposed Site Plan in Context
- 3046-02 Rev B – Proposed Ground Floor Plan
- 3046-03 Rev A – Proposed Elevations
- 3046-04 Rev A – Proposed street scene
- 3046-04 – Existing Site Plan

REASON: 2

For the avoidance of doubt.

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

The proposed access and parking spaces shall be laid out in accordance with drawing 3046-01 Rev C and shall be retained for the lifetime of the development.

REASON: 4

In the interest of highway safety.

CONDITION: 5

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A-H of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON: 5

In the interest of residential amenity.

CONDITION: 6

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

REASON: 6

In the interest of residential amenity.

CONDITION: 7

No above ground development shall commence unless and until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include details of planting, front boundary treatments and hard surfacing materials to be used in the forecourt area and the positioning and type of side/rear boundary fencing or hedgerows to be retained. The approved landscaping scheme shall be implemented prior to the first occupation of the development and the approved boundary treatments shall be retained as such.

REASON: 7

In the interest of visual amenity.

CONDITION: 8

No gates or barriers may be erected at the access/egress to the parking area

REASON:8

In the interests of highway safety

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

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: 2

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 02080 261089 for advice on the best way to proceed.

INFORMATIVE: 3

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.

INFORMATIVE: 4

In view of the nearby records, care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services (01926 418060) or Natural England (02080 261089) are contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010.

INFORMATIVE: 5

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, native species planting of hedges and wild flower meadows, and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

Reference number: R17/1828

Site address: Land at Rugby Gateway, Leicester Road, Rugby

Description: Temporary stockpiling of material generated by earthworks associated with the development of Phase R2 Rugby Gateway (residential development) including construction of temporary haul road and subsequent regrading of land across Phases CH1, R7 and P2.

Case Officer Name & Number: Karen McCulloch, 01788 533623

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

Description of site & proposals

This application relates to parts of the Rugby Gateway site which is located to the west of Leicester Road. This is divided into a range of development phases, the first residential phase (R1) has been completed.

This application relates to phases R2, R7, CH1 (community hub) and P2 (playing pitches). Residential development of phase R2 has been approved and works are on-going. These works involve the regrading of the site and will result in excess material which will be removed from the R2 site.

This application proposes the stockpiling of this material in an area within R2 and its relocation to CH1, R7 and P2. This will allow these areas to be regraded in preparation for development in the future and will prevent material being removed from the Gateway site.

A haul road will be provided for the transfer of materials, this will run along the northern edge of R1 and along the line of the approved spine road through P1 and S1.

The materials will be used to regrade CH1, R7 and P2. This area slopes down away from Leicester Road east to west and there are currently a range of dips and depressions across the site, from north to south. The regrading will retain the slope from east to west but this will be in a more uniform manner. The final ground levels of the area will be subject to determination in the detailed submissions for these areas.

Relevant planning history

R10/1272: Outline application for residential development (up to 1300 units); employment development (up to 36ha in total, B2 – General Industrial & B8 – Storage & Distribution); community facilities (D1 – Non-residential Institutions) including primary school, nursery and health facility, retail premises (A1 – Retail, A3 – Food & Drink, A4 – Drinking Establishments & A5 - Hot Food Takeaway); open space; associated infrastructure and works including details of access into site (including alterations to highway and existing roundabouts). Demolition of existing buildings. Approved 20/08/2013

R10/1286: Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.) Approved 19/12/2014

Third party comments

Neighbours (1) Concerns

- Proposed road could allow unwanted access for anybody;
- Had numerous incidents with teenagers;
- Are there any plans to fence off road access?

Technical consultation responses

Inland Waterways	No objection
Canal & River Trust	No comment

Natural England	No comment	
Environmental Services	No objection	Subject to condition & informative
Tree/Landscape Officer	No objection	Subject to condition
WCC Ecology	No objection	Subject to condition
WCC Highways	No objection	
WCC Flood Risk	Objection	Flood Risk Assessment is required
WCC Archaeology	Comment	Should keep photographic record of farmhouse
Severn Trent	No comments received	
Fire & Rescue	No comments received	

In response to additional drainage information

WCC Flood Risk	No objection
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Relevant planning policies and guidance

Rugby Borough Core Strategy, 2011

CS1	Complies	Development Strategy
CS3	Complies	Gateway Rugby Sustainable Extension
CS16	Complies	Sustainable Design

Rugby Borough Local Plan, 2006 – Saved policies

GP2	Complies	Landscaping
E6	Complies	Biodiversity

National Planning Policy Framework, 2012 (NPPF)

Assessment of proposals

The key issues to assess in relation to this application are whether the principle of the development is acceptable, the impact on ecology, archaeology and the amenity of the area.

Principle of development

The site forms part of the Rugby Gateway Urban Extension identified by the Core Strategy and outline planning permission has been granted for the development of the overall Gateway site for a mix of uses.

The principle of the development of the Gateway site has therefore been established and the proposed works will assist in the delivery of this development. The principle of the works is therefore considered acceptable in accordance with policies CS1 and CS3.

Ecology

The site comprises former agricultural land which is currently untended and comprises scrub vegetation. Although this is to be developed in the long term the proposed works have the potential to impact on protected species and habitats.

The application was accompanied by a Habitat Survey and the County Ecologist raised no objection to the proposals subject to a condition relating to the submission on a Construction Environmental Management Plan. In response to these comments and the proposed condition the applicants chose to submit an Ecological Mitigation Strategy at this stage.

This strategy identified mitigation for possible impacts on nesting birds and reptiles. This included the retention of hedgerows, mature trees and bat boxes, the removal of vegetation suitable for nesting birds outside of the nesting season. Workers will also be made aware of the possibility of reptiles being found on the site and clearance will be carried out as set out in the statement to prevent harm to reptiles.

The County Ecologist commented that the proposed mitigation was suitable and requested a condition to ensure this Strategy is complied with. Natural England made no comments on the proposal and it is considered that saved policy E6 is complied with.

Trees & Landscaping

At the request of the Council's Tree Officer an Arboricultural Report and Tree Protection Plan were provided.

These show that mature trees and hedgerows will be largely unaffected by the proposals. The approved spine road, and haul road to be provided at this stage, will encroach on the rooting areas of adjacent trees where it connects to Lower Lodge Avenue, through R1. The Report details how works within these areas will be carried out in a manner that will not cause significant damage to the health of these trees.

The report and plan also detail measures to ensure trees are not harmed during the works. On this basis the Tree Officer raised no objection to the proposals, subject to a condition to ensure works are carried out in accordance with the submitted details. The proposals therefore comply with saved policy GP2.

Archaeology

The original outline application for the redevelopment of the Gateway site was accompanied by archaeological information and conditions were attached relating to archaeological work.

In relation to the part of the site comprising CH1, R7 and P2 the condition required trial trenching to be carried out and an Archaeological Mitigation Strategy document to be submitted and approved.

As the deposition of material would prevent archaeological work being carried out, and potentially damage archaeological deposits the applicants arranged for the archaeological trial trenching to be carried out prior to the submission of this application. An Archaeological Evaluation was submitted to the County Archaeologist prior to the submission of the current application.

This report advised that 2 proposed trenches were not accessible and had not been excavated. However, these are outside of the area of the current application.

The County Archaeologist commented on the report and advised, with the exception of the 2 trenches, that it was not necessary for further archaeological work to be carried out in this area.

It is considered the situation in relation to archaeology has not changed since the comments made at the pre-application stage.

In relation to the current application the County Archaeologist advised that if the proposals involved the demolition of the farmhouse and buildings a photographic record should be kept. The agent has confirmed that these buildings were removed several years ago as approved by the outline consent. The impact on archaeology is therefore considered acceptable.

Visual amenity

The proposed regrading of the land and deposition of material on the site of CH1, R7 and P2 will result in a marked change in the landscape from the existing open field.

However, this will not be prominent from Leicester Road as the slope down from east to west will be maintained.

The alteration of the visual amenity of the area was previously established by the approval of the outline application for the redevelopment of the site. The area where material will be deposited as part of this application will be developed in future phases and the long term appearance will be assessed through applications in the future. The impact of the earthworks on the visual amenity of the area is considered acceptable in accordance with the relevant part of policy CS16.

Amenity of the area & neighbours

Phase R1 of the Gateway development is occupied. The area where material will be deposited is a minimum of 175m from the existing properties and there will not be an adverse impact in terms of overshadowing or loss of light.

The haul road will run along the line of the approved spine road which is to the close to existing houses on Lower Lodge Drive. Environmental Services raised no objection to the application, subject to a condition and informative ensuring the hours of operation and dust mitigation methods set out in the Method Statement are complied with.

Subject to these conditions it is considered that the impact on the amenity of surrounding residents is acceptable in accordance with the relevant part of policy CS16.

A local resident has questioned whether the site will be fenced to prevent issues related to unauthorised access and the submitted Method Statement confirms that fencing will be provided to the site perimeter.

Highways

The Method Statement submitted with the application states that the vehicle movements associated with the earthworks operation will involve 5 initial plant deliveries, a weekly tanker to service the welfare unit and a weekly tanker to deliver fuel, there will also be employees vehicles (10 employees). Vehicles will access the site from Leicester Road through the existing roads through R1.

Once plant has been delivered this will remain on site for the duration of the earthworks operation, and will result in significantly less vehicle movements on the public highway than if earth were to be removed from the site.

The Highway Authority Warwickshire County Council raised no objection to the application and it is not considered the proposals will have an adverse impact on highway safety.

Drainage

Warwickshire County Council Flood Risk originally raised an objection to the application as a Flood Risk Assessment had not been provided and this would ordinarily be required for an application involving a site of this size. Following discussions between the applicant and Flood Risk Team the Method Statement was updated to provide information regarding surface water drainage. On this basis the Flood Risk Team raised no objection to the application and the proposed drainage is considered acceptable.

Recommendation

Approval

DRAFT DECISION

APPLICATION NUMBER

R17/1828

DATE VALID

02/11/2017

ADDRESS OF DEVELOPMENT

RUGBY GATEWAY
LEICESTER ROAD
RUGBY

APPLICANT/AGENT

Mrs Kirstie Clifton
Define Planning & Design Ltd
Unit 6
133-137 Newhall Street
Birmingham
B3 1SF

On behalf of , Bloor Homes Midlands & Cala
Management Limited

APPLICATION DESCRIPTION

Temporary stockpiling of material generated by earthworks associated with the development of Phase R2 Rugby Gateway (residential development) including construction of temporary haul road and subsequent regrading of land across Phases CH1, R7 and P2.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON:

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

CONDITION: 2

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

Site Boundary Plan - MI113-SL-100
Location Plan - MI113-PD-150
Temporary Haul Road Route - MI113-PD-151
Temporary Haul Road Route - MI113-PD-152
Volumetric Plan - MC-1422_VA_R7
Received 12/10/2017

Levels Strategy - Plan - 844-00-57/A
Levels Strategy - Sections - 844-00-58/A
Received 02/11/2017

Earthworks Method Strategy - MC1422 Rev 03
Received 11/11/2017
Ecological Method Statement
Arboricultural Method Statement
Tree Protection Plan - 8067-A-02
Received 30/11/2017

REASON:

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

CONDITION: 3

Unless otherwise agreed in writing by the Local Planning Authority work on site must not occur outside of 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.

REASON:

To protect the amenity of neighbouring residents.

CONDITION: 4

The development shall not be carried out other than in accordance with the details set out in the Ecological Method Statement - Rugby Gateway Haul Road R2-R7 and Associated Works Area submitted with the application, which was prepared by FPCR dated November 2017.

REASON:

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

CONDITION: 5

All tree protection measures identified within the Arboricultural Method Statement (Dated November 2017) relating to the approved design details (including the erection of protective fencing to create a construction exclusion zone) must be implemented prior to the construction phase and to the satisfaction and written approval of the Local Planning Authority.

Protective measures must remain in place until the completion of all construction works. Construction exclusion zones should be treated as sacrosanct with no building activity, ground disturbance or storage of building materials taking place within them. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority.

A pre-commencement site meeting shall be arranged with the applicant, Local Planning Authority's Tree Officer and designated arboricultural consultant responsible for the site to inspect tree protection measures.

REASON:

To ensure retained trees are successfully incorporated into the scheme and are suitably protected from damage during the construction phase.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

The following dust mitigation methods set out in the Earth Works Method Statement must be followed.

- Dust will be suppressed with water / spray where required.
- Any excess water managed with a temporary drainage system.
- Haul roads will be damped down on a regular basis to minimise dust from dump truck movements.
- Speed limits will be enforced.

The applicant should have regard to BRE guide 'Control of Dust from Construction and Demolition Activities.'

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions – 2 nd November 2017 to 29 th November 2017
Name of Committee:	Planning Committee
Date:	10th January 2018
Report Director:	Head of Growth and Investment
Portfolio:	
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey 3774
Public or Private:	Public
Report subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	
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 - 10th January 2018

Delegated Decisions – 2nd November 2017 to 29th November 2017

Report of the Head of Growth and Investment

Recommendation

The report be noted.

1.1 BACKGROUND

Decisions taken by the Head of Growth and Investment in exercise of powers delegated to him during the above period are set out in the Appendix attached.

Name of Meeting:
Planning Committee

Date of Meeting:
10th January 2018

Subject Matter:
Delegated Decisions – 2nd November 2017 to 29th November 2017

Originating Department:

List of Background Papers

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

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

* Exempt information is contained in the following documents:

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

(*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 02.11.2017 TO 29.11.2017

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R17/1703 Refused 02.11.2017</i>	The Evergreens Wood Lane Shilton CV7 9LA	Erection of Amenity Building and Re-Location of the existing mobile home
Applications Approved		
<i>R17/1509 Approved 02.11.2017</i>	155 Bilton Road Rugby CV22 7DS	Erection of a single storey front extension and a two storey side extension
<i>R15/2232 Approved 02.11.2017</i>	49 Cornwallis Road Bilton Rugby CV22 7HL	Erection of a single storey front extension: the conversion of a garage to a study: and the creation of a new driveway (Part Retrospective).
<i>R17/1689 Approved 02.11.2017</i>	38 Butlers Leap Rugby CV21 3RQ	Alterations to external appearance of the building.
<i>R17/1772 Approved 03.11.2017</i>	42 Millfields Avenue Rugby CV21 4HJ	Erection of a two storey side/rear extension and a single storey rear extension.
<i>R17/1754 Approved 03.11.2017</i>	3 Edginton Court Academy Drive Rugby CV21 3UT	Hard surfacing of front lawn to create an additional parking space.
<i>R17/1396 Approved 03.11.2017</i>	The Trossachs Parrotts Grove Shilton CV2 1NR	Outline planning permission for the demolition of existing commercial buildings/structure, the removal of storage containers, and erection of managers/owners dwelling and one industrial building for B2/B8 use and retention of widened access road (all matters reserved with the exception of access)
<i>R17/1095</i>	Warwickshire County	Alteration to first floor windows

<i>Approved</i> 03.11.2017	Council Fire Station Corporation Street Rugby CV21 2DN	
<i>R17/1771</i> <i>Approved</i> 06.11.2017	Terrace End Cawston Lane Dunchurch Rugby CV22 6QF	Erection of a first-floor rear extension together with roof light
<i>R16/2522</i> <i>Approved</i> 07.11.2017	The Shambles 27 Brookside Stretton on Dunsmore Rugby CV23 9NH	Retention of the decking and the timber privacy bar across the window area and the erection of a 2metre high fence with trellis on top.
<i>R17/1602</i> <i>Approved</i> 08.11.2017	Lion Farm 48 Rugby Road Rugby CV22 6PW	Creation of a 'zero carbon' eco house (Variation of Condition 9 of planning permission reference R16/2134 dated 23rd December 2016)
<i>R17/1800</i> <i>Approved</i> 08.11.2017	7 Shuckburgh Crescent Bourton on Dunsmore Rugby CV23 9QU	Demolition of existing garage and outbuilding and construction of new single storey side extension
<i>R17/1780</i> <i>Approved</i> 08.11.2017	Police Training Centre Leamington Road Ryton on Dunsmore CV8 3EN	Variation of condition 3 of R13/0702 (Retention of temporary construction access to A423 Oxford Road) to allow retention for up to 5 years.
<i>R17/1782</i> <i>Approved</i> 08.11.2017	Police Training Centre Leamington Road Ryton on Dunsmore CV8 3EN	Variation of condition 1 of R09/0561/PLN (Erection of 1 single storey temporary office building and 1 temporary store building and associated works) to allow retention for up to 5 years.
<i>R17/1783</i> <i>Approved</i> 08.11.2017	Police Training Centre Leamington Road Ryton on Dunsmore CV8 3EN	Variation of condition 4 of R13/0694 (Retention of single storey temporary building, canopies and covered link with associated works) to allow retention for up to 5 years.
<i>R17/1784</i> <i>Approved</i> 08.11.2017	Police Training Centre Leamington Road Ryton on Dunsmore CV8 3EN	Variation of condition 4 of R13/0158 (Retention of 2 generators, substation and diesel tank) to allow retention for up to 5 years.

<i>R17/1280 Approved 08.11.2017</i>	Bilton Grange Preparatory School Rugby Road Rugby CV22 6QU	Conversion and enclosure of the former racquets court structure to a music room
<i>R17/1779 Approved 08.11.2017</i>	47 Lutterworth Road Pailton Rugby CV23 0QF	Erection of a two storey side and single storey rear extension together with a new porch.
<i>R17/1786 Approved 08.11.2017</i>	1 Farm Grove Rugby CV22 5NQ	Erection of a two storey side extension.
<i>R17/1008 Approved 08.11.2017</i>	Land rear of The Crow Pie Public House 192 Bilton Road Bilton Rugby CV22 7DX	Erection of 7 No. residential dwellings and associated parking, access and landscaping.
<i>R17/1709 Approved 10.11.2017</i>	Cawston Farm House Coventry Road Cawston Rugby CV22 7RY	Relocation of summer house, erection of tractor shed and installation of sewage treatment plant. (retrospective)
<i>R17/1695 Approved 10.11.2017</i>	Rugby Town Junior Football Club Kilsby Lane Hillmorton Rugby CV21 4PN	Proposed installation of Floodlights on grass pitch SF2
<i>R17/1805 Approved 14.11.2017</i>	67 Rugby Road Clifton upon Dunsmore Rugby CV23 0DE	Erection of a new front dormer window and porch
<i>R17/1807 Approved 15.11.2017</i>	Ashlawn School Academy Trust Ashlawn Road Rugby CV22 5ET	Extension of existing Design Technology block to provide 6 new teaching spaces to the first floor with new toilet provision to ground and first floor and new lift and stair core. The proposal also creates an enclosed corridor connecting the design technology block to the adjacent teaching block.
<i>R17/1773 Approved</i>	Cadena Farm Lutterworth Road	Conversion of an existing barn to a residential dwelling.

16.11.2017	Burton Hastings CV11 6RA	
<i>R17/1599 Approved 17.11.2017</i>	1 Fern Cottages Rugby Road Brinklow Rugby CV23 0LZ	Proposed demolition and replacement of an outbuilding
<i>R17/1327 Approved 17.11.2017</i>	44 Thomson Close Rugby CV21 1XJ	Proposed garage conversion to form new living area and wet room.
<i>R17/1434 Approved 17.11.2017</i>	Land adjacent to the Old Telephone Exchange Albert Street Rugby CV21 2TD	Outline Permission for the erection of 13no. One bedroom apartments with access, layout, scale and appearance all detailed. Landscaping is the only matter reserved.
<i>R17/0790 Approved 17.11.2017</i>	17 Warwick Street Rugby CV21 3DH	Proposed change of use of existing office building to five no.1 bedroom flats
<i>R17/1052 Approved 20.11.2017</i>	Morningside 18 Grove Road Ansty CV7 9JD	Erection of a first floor front balcony.
<i>R17/1648 Approved 21.11.2017</i>	2 Sedlescombe Park Rugby CV22 6HL	Erection of a single storey front and rear extension
<i>R17/1763 Approved 22.11.2017</i>	87 Kingsley Avenue Hillmorton Rugby CV21 4JZ	Erection of a two storey side and part rear extension and erection of a single storey extension and decking
<i>R13/0120 Approved 23.11.2017</i>	39 Lutterworth Road Pailton Rugby CV23 0QF	Provision of a dropped kerb
<i>R17/1231 Approved 23.11.2017</i>	32 Longrood Road Bilton Rugby CV22 7RE	Proposed extensions and alterations to include: two storey front extension; porch, single storey rear extension and pitched roof to garage
<i>R17/1316</i>	75 Sidney Road	Erection of single storey front, side and rear

<i>Approved</i> 23.11.2017	Rugby CV22 5LD	extension together with front alterations
<i>R17/1864</i> <i>Approved</i> 27.11.2017	20 Ilmer Close Brownsover Rugby CV21 1TY	Conversion of the existing internal garage together with external alterations
<i>R17/1713</i> <i>Approved</i> 28.11.2017	Land adj to Merlin Field Farm Gibraltar Lane Broadwell Rugby CV23 8EX	Conversion and alterations of the existing barn to a new dwelling house.
<i>R17/1172</i> <i>Approved</i> 29.11.2017	Unit B Junction 1 Retail Park Leicester Road Rugby CV21 1RW	Change of use from solely retail floorspace (Class A1) to a combination of retail (Class A1) and a restaurant use (Class A3), including alterations to front elevation.
<i>R17/1822</i> <i>Approved</i> 29.11.2017	19 Hillmorton Road Rugby CV22 5DF	Erection of three car garage to rear after demolition of existing garage (amendments to planning permission reference R17/0652).
<i>Prior Approval Applications</i>		
<i>R17/1736</i> <i>Prior approval required and granted</i> 02.11.2017	Vicarage Farm Coventry Road Rugby CV23 9HB	Prior approval for the change of use of an agricultural building to 2 (no) residential dwelling houses under Class Qa and Qb - (Resubmission of previously approved PACU R17/0260)
<i>R17/1848</i> <i>Prior approval not required</i> 22.11.2017	9 Court Leet Binley Woods CV3 2JQ	Prior approval for the erection of a 4.0 metre extension from the rear of the original dwelling and 2.4 metres to the eaves and 4.0 metres to highest point
<i>R17/1953</i> <i>Prior notification of agriculture or forestry development Prior approval not required</i> 22.11.2017	Abbey Hall Fosse Way Brinklow CV23 0NB	Application for prior approval under Schedule 2, Part 6 of the Town and Country Planning [General Permitted Development] [England] Order 2015 [As amended] for the erection of an agricultural building
<i>R17/1797</i> <i>Prior approval required and granted</i> 24.11.2017	Land near Fosse Farm Fosse Way Stretton on Dunsmore	Prior approval for the change of use of an agricultural building to one dwelling (Part Qa only)

Listed Building Consent		
<i>R17/0985 Listed Building Consent 03.11.2017</i>	<p> Marton Farm House Coventry Road Marton Rugby CV23 9RH </p>	<p>Listed building consent for the replacement of two front dormer windows</p>
<i>R17/1281 Listed Building Consent 08.11.2017</i>	<p> Bilton Grange Preparatory School Rugby Road Rugby CV22 6QU </p>	<p>Listed Building Consent for the conversion and enclosure of the former racquet court structure to a music room</p>
<i>R17/0791 Listed Building Consent 17.11.2017</i>	<p> 17 Warwick Street Rugby CV21 3DH </p>	<p>Listed Building Consent for internal and external alterations to Listed Building</p>
Approval of Details/ Materials		
<i>R16/0683 Approval of Details 07.11.2017</i>	<p> Shilton House Farm 15 Church Road Shilton CV7 9HX </p>	<p>Notification for a proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development.</p>
<i>R17/0524 Approval of Details 15.11.2017</i>	<p> Lake View Rugby Road Stretton under Fosse Rugby CV23 0PL </p>	<p>Demolition of existing outbuildings and provision of a new ménage and erection of an associated outbuilding</p>
<i>R16/2546 Approval of Details 16.11.2017</i>	<p> Yew Tree Hall Brookside Stretton on Dunsmore CV23 9LY </p>	<p>Conversion and external alterations of existing outbuildings to form 2no. Dwellings, together with the construction of an additional dwelling house, erection of 3no. double garages and provision of new access. (Variation of condition 2 of approved planning permission R15/2068 dated 28/09/2016 to amend approved drawings to include a substitution of house type from a proposed two storey dwelling house to a single storey dwelling).</p>
<i>R12/1947 Approval of Details 17.11.2017</i>	<p> Grange Farm Cottage Coventry Road Cawston Rugby CV22 7RZ </p>	<p>Outline application for the erection of up to 10 dwellings including new access onto Coventry Road (all matters reserved) including the demolition of Grange Farm Cottage and outbuildings.</p>

<i>R17/0036 Approval of Details 17.11.2017</i>	Land South of Technology Drive Rugby	Erection of 231 dwellings together with open space, earthworks, balancing pond, site remediation, landscaping, car parking and other ancillary and enabling works. Re-plan of housing layout following planning approval reference R15/2074.
<i>R16/2511 Approval of Details 21.11.2017</i>	109 Crick Road Hillmorton Rugby CV21 4DZ	Proposed two storey front and rear extension and porch (re-submission of previously withdrawn application R16/1021) together with the formation of a new vehicular access and provision of on-site parking.
<i>R17/0450 Approval of Details 22.11.2017</i>	Laburnum Lodge Biggin Hall Lane Thurlaston Rugby CV23 9LD	Extensions and alterations to dwelling.
<i>R14/0407&R15/2239 Approval of Details 23.11.2017</i>	Land adj Ridgeway Farm Ashlawn Road Hillmorton Rugby CV22 5QH	Application for Reserved Matters for 96 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R14/0407 for demolition of agricultural buildings and use of land for residential development and associated works, including access.
<i>R15/1890 Approval of Details 28.11.2017</i>	Land adjacent to and including Moat House Coton House Lutterworth Road Churchover Rugby CV23 0AA	Demolition of existing dwelling and erection of 6 dwellings (including substitution of 4 dwellings) with garaging and associated works.
Approval of Non Material Changes		
<i>R10/1286 Approval of non- material changes 03.11.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R16/2546 Approval of non- material changes 03.11.2017</i>	Yew Tree Hall Brookside Stretton on Dunsmore CV23 9LY	Conversion and external alterations of existing outbuildings to form 2no. Dwellings, together with the construction of an additional dwelling house, erection of 3no. double garages and provision of new access. (Variation of condition 2 of approved planning permission R15/2068

		dated 28/09/2016 to amend approved drawings to include a substitution of house type from a proposed two storey dwelling house to a single storey dwelling).
<i>R10/1286</i> <i>Approval of non-material changes</i> <i>10.11.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>Withdrawn</i>		
<i>R17/1798</i> <i>Withdrawn</i> <i>06.11.2017</i>	18 Coventry Road Pailton Rugby CV23 0QB	Listed Building consent for the erection of a new wall and electric access gates
<i>R17/0721</i> <i>Withdrawn</i> <i>06.11.2017</i>	65 Lawrence Road Rugby CV21 3SA	Erection of a two storey side and rear extension
<i>R17/0475</i> <i>Withdrawn</i> <i>20.11.2017</i>	Land adjacent to Kilsby Lane Kilsby Lane Hillmorton Rugby	Proposal of a dropped kerb