



27 September 2019

PLANNING COMMITTEE - 9 OCTOBER 2019

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 9 October 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 14 August 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. Tree Preservation Order No. 407.
6. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
7. Delegated Decisions – 18 July to 11 September 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 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 – 9 October 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

Item	Application Ref Number	Location site and description	Page number
1	R19/0807	Highwood Farm, Coventry Road, Brinklow, Rugby, CV23 0NJ Proposed side and rear extensions and alterations.	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R19/0878	Homestead Farm, Coventry Road, Dunchurch, CV22 6RB Outline Planning Permission including access with all other matters reserved for four dwellings	9

Reference: R19/0807

Site Address: HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NJ

Description: Proposed side and rear extensions and alterations.

Case Officer Name & Number: Lucy Davison, 01788 533696

Recommendation

Refusal- inappropriate development in the Green Belt

Description of site and proposal

Highwood Farm is a detached 1.5 storey dwelling which lies in a large curtilage within the West Midlands Green Belt. It is accessed via a long driveway with off road parking spaces for several cars. The dwelling has an outdoor swimming pool which at the time of the site visit had limited usage and was surrounded by heras fencing.

The application proposed includes a side and rear extension to the current dwelling which would enclose the outdoor swimming pool beside the property and provide an additional bedroom at first floor level. The proposal was amended from the original submission to reduce the ridge height and to show the internal alterations proposed.

Planning History

R15/1011	Provision of 5 No. dormers to the northern roof slope and conversion of the loft space to habitable living area and the erection of a double garage.
Approval	14/08/2015
R18/0854	Erection of extensions to form a double garage with a room over and enclosing and linking of the existing detached swimming pool area.
Refusal	30/08/2018

Relevant Planning Policies

Rugby Borough Local Plan 2011-2031, June 2019

GP2: Settlement Hierarchy

GP5: Neighbourhood Level Documents

SDC1: Sustainable Design

D2: Parking Facilities

National Planning Policy Framework, 2019 (NPPF)

Constraints

CD 90m (Airport Safeguarding)

Rugby District (B)

Inner

Middle

Outer

Technical consultation responses

Cadent Gas Pipelines West Midlands

Will not affect Cadent assets

Third party comments

Cllr Garcia Called to Committee if recommendation for refusal.

Parish No comments received.

Neighbours No comments received.

Assessment of proposal

The main considerations in respect of this application are the principle of development; the character; appearance and impact upon the openness of the Green Belt.

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. The application site is located outside the village boundary of Brinklow and is in the Green Belt.

1.2 Policy GP2 states that new development will be resisted; only where national policy on Green Belt allows will development be permitted. Paragraph 145 (c) of the NPPF states that the construction of new buildings in the Green Belt is inappropriate development, except in a few cases. These include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling.

1.3 The Local Plan and NPPF do not define disproportionate additions or how it should be assessed. However as outlined in the Inspectors report to the appeal of application R18/0854 the use of floorspace and proportions is useful in assessing the size of an extension, when considered alongside other factors such as scale and mass of development.

1.4 Using previous figures and those shown on the submitted plans the original house was 1035 cubic metres, the conservatory and dormers with loft conversion added 55 cubic metres and the garage approved under reference R15/1011 is 210 cubic metres which could be built at any time following the partial implementation of this application. The current proposal for enclosing the swimming pool is 532 cubic metres. This cumulative increase if the current proposal were to be approved would be 797 cubic metres representing a 77% increase over the original dwelling. As this is over three quarters the size of the original dwelling this would result in a disproportionate addition over and above the size of the original dwelling. This would therefore constitute inappropriate development in the Green Belt.

1.5 Policy GP5 states that the Council will support communities in the preparation of neighbourhood plans. Once made a neighbourhood plan forms part of the Development Plan for the Borough. Since the designation of the parish of Brinklow as a Neighbourhood Area (approved in 2016) a draft document is yet to be produced and therefore cannot be considered in decision making.

Character and Design

2.1 Policy SDC1 of the Local Plan states that development should demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.

2.2 The area the site is set within is Green Belt. Paragraph 133 of the NPPF states ‘the Government attaches great importance to Green Belts. The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’

2.3 The ridge height of the extension was lowered from that which was originally submitted to be subservient to the existing dwelling. However, as previously discussed in the Inspectors report the extension proposed in this application would still add significant bulk to the side of the property. Whilst the ridge height on the proposed plans has been reduced to circa 0.5m lower than the existing dwelling it is still higher and much larger in scale and massing compared to that which could be undertaken as permitted development. The proposal will erode the sense of openness undermining the purposes of the Green Belt by still constituting an encroachment of built form at a prominent and open location.

2.4 The applicant has presented the fallback position of works which could be undertaken as permitted development. Whilst the application proposal provides a design linking the enclosure of the pool to the dwelling, the works allowed as permitted development have less impact of an impact on the Green Belt as it is smaller in scale and mass.

Impact on Residential Amenity

3.1 Section 12 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SDC1 of the Local Plan states that proposals need to ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

3.2 There would not be an adverse impact on any neighbouring properties as there are no neighbouring properties. The proposal would accord with Policy SDC1 but would only be accorded limited weight.

Impact on Highway Safety

4.1 Policy D2 of the Local Plan states that planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, based on the Borough Council’s Standards.

4.2 The existing dwelling has 3 bedrooms and the proposal would increase the bedrooms to 4. The Councils parking standards require 2 parking spaces for a 3 bedroom property and 3 parking spaces for a 4 bedroom property. The additional space required to comply with Policy D2 is already available at the existing parking area to the side of the property.

Planning Balance

5.1 Paragraph 144 of the NPPF states “when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

5.2 There are no very special circumstances that exist outweighing the harm that would be caused to the Green Belt.

5.3 The proposal conflicts with Policy GP2 and SDC1 of the Rugby Local Plan and NPPF. The proposal constitutes inappropriate development in the Green Belt that would cause harm to the openness of the Green Belt and the purposes of including land within the Green Belt. No considerations outweigh the harm and inappropriateness of the proposal and should therefore be refused.

Recommendation

Refusal

DRAFT DECISION

REFERENCE NO:
R19/0807

DATE APPLICATION VALID:
02-Jul-2019

APPLICANT:

Mr and Mrs D Aston HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NJ

AGENT:

Simon Cheshire, Simon Cheshire Planning Ltd 34 Stanley Road Market Bosworth Nuneaton CV13 0NB

ADDRESS OF DEVELOPMENT:

HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NJ

APPLICATION DESCRIPTION:

Proposed side and rear extensions and alterations.

CONDITIONS, REASONS AND INFORMATIVES:

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Council Local Plan 2011-2031

Policy GP2

Policy SDC1

National Planning Policy Framework (2019)

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

REASON FOR REFUSAL:

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

Therefore the proposed extensions and alterations by reason of its scale and massing constitutes inappropriate development which is, by definition, harmful to the Green Belt and would have adverse impact on the openness of the Green Belt.

In the opinion of the Local Planning Authority, there are no special circumstances, which would justify the granting of planning permission for the extension and alterations in the face of a strong presumption against inappropriate development derived from the prevailing policies. The

proposed development is therefore contrary to policy GP2 and policy SDC1 of the Rugby Local Plan 2011-2031, June 2019 and the NPPF.

DRAFT

Reference: R19/0878

Site Address: Homestead Farm, Coventry Road, Dunchurch CV22 6RB

Description: Outline Planning Permission including Access with all other matters reserved for four dwellings

Case Officer Name & Number: Maxine Simmons – 01788 533697

<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 in accordance with the Scheme of Delegation as the application has been called in by Councillor Peter Eccleson.

Application Proposal

This application seeks outline planning permission for four dwellings including access with a number of matters reserved, including appearance, layout, landscaping and scale. Indicative plans accompany the application.

Site and Surrounding Area

The application site is located within a Sustainable Urban Extension which allocates 5000 homes to the South West of Rugby. The site is accessed from Coventry Road along a straight access road which serves a small complex of existing dwellings and converted farm buildings. The application site, situated within the farm complex, surrounded by fields at present, punctuated by a number of mature trees, some of which are worthy of Tree Preservation Orders. The proposed housing would be situated on a paddock to the north of the existing dwelling on the site and a further house to its west.

Relevant Planning History

Planning permission was granted for the conversion of the existing agricultural buildings to provide 5 dwellings with garages on 2/1/1996 under reference R/96/003/5987/P

Technical Responses

Warwickshire County Council (Highways) – raise no objection – more detailed comments are in the main section of the report.

Rugby Borough Council (Work Services) – no objection subject to condition relating to requiring details of bins

Warwickshire Fire and Rescue – no objection subject to the imposition of informatives

Rugby Borough Council (Environmental Services) – raise no objections on air quality grounds due to mitigation proposed. They propose standard conditions relating to contamination. They

note that the site may contain asbestos and suggest an informative. They also suggest an informative in relation to hours of work.

Rugby Borough Council (Arboriculture Officer) – notes that on plot 3 the oak identified as T1 is exceptional, with a 24m stem and a diameter of 147 cm, with a circumference of 4.62m. This is a 200 year old tree which should be preserved. It has a canopy spread of 10.5m protruding southwards towards plot 3. Amended plans were sought and obtained to allow greater distance between the tree and plot 3. This has been achieved in the amended scheme.

Warwickshire County Council (Ecology) – require a BIA calculation, a combined ecological and landscaping conditions and appropriate informatives. The BIA calculation and any resultant mitigation can be secured via a Section 106 agreement and the details associated with reserved matters.

No responses received from The Woodland Trust, or the Warwickshire Wildlife Trust.

WCC archaeology raises no objection.

Warwickshire Police raise no objection and recommend various advice which relates to items such as fencing which can be dealt with at the reserved matters stage.

Third Party Responses

Dunchurch Parish Council object to the proposal on the basis that it is ad hoc, piecemeal development which policy DS8 is aimed at avoiding. There are doubts over land rights over access, or any improved access and integrate effectively with the spine road. The land has restrictive covenants on the land. The site provides for a green field and wildlife space that the area must sustain given the other developments planned for the future. Layout, scale, character and density of other plots 1, 2 and 3 will adversely affect the setting and privacy of other occupiers. Other points are a replication of the points raised by other objectors detailed below.

Neighbours notified and a site and press notice have been posted. Nine household objections have been received (some representations repeated over several e-mail exchanges) which raise some or all of the following objections:

1. Environmental issues – surface water drainage issues inadequate – flooding occurs on land, would require balancing pond, no space for this on applicant's land. Photos supplied of flooding incidents. Retrospective drainage details were added to nearby properties due to flooding. Doubts over drainage into main sewer. Concerned Environment Agency and Seven Trent Water not consulted. Increase in existing properties by 50%. No rear gardens, houses would create tunnel like effect. . Will set precedent for other developments. Concerns over surface water drainage. Concerns over application form and design and access statement. Photos of flooding incidents supplied.
2. Trees and Tree Survey – concerns it is only 'broadly' in line with BS5837 Concerns about impact on Tree 'T1', in terms of root protection area. Safety concerns over retaining tree, subsidence concerns.
3. Ecological survey validity – Bats and Badgers exist nearby, closer than survey indicated, survey took place on 12 April at 8 degrees, further assessment needed. Will need balancing pond, no room for balancing pond. Should be net gain in biodiversity, scheme does not do this.

4. Fire and Safety Concerns – lack of fire hydrant, fire risk by adding more homes, low water pressure, major fire poses danger to residents, location increases risks. Access for emergency vehicles inadequate. Concerns regarding safety for school children. No fire hydrant.
5. Inadequate access to the site – existing road inadequate, will not sustain more properties, concerns over additional passing place due to land ownership, construction traffic will affect road, no alternative route proposed. Public footpath altered. Detailed comments relating to width of access, adequacy of passing places and potential new passing place.
6. Noise pollution and air quality – issues due to additional properties. Concerned about heavy plant and machinery.
7. Maintenance of access road – maintenance cost to access road from Coventry Road to site is shared between residents of existing barn conversions. Concerns over legal right of applicant to develop. Maintenance issues and obstruction concerns. Concerns over additional delivery vehicles.
8. Existing Covenants – Land Registry documents detailing the transfers dated 5 January 2006 and 7 August 2008 identify existing covenants that prevent the use of the Paddock land, or permanent structures for any other purpose than a paddock and/or agricultural and/or private equine use, and no more than a single private residence. Proposal breaches these covenants and should be refused.
9. Highway Access concerns – concerns over width of access way, use rights over road, ownership of road, fire safety and use of road. Extra traffic on the busy driveway down to the main road. It is not being widened, accidents will increase.
10. Revised plans do not resolve concerns raised – particularly those of restrictive covenants restricting development on site.
11. Housing needs – existing approved developments adequately cover housing need.

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 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 D1: Transport

Policy D2: Parking Facilities

Supplementary Planning Documents

Planning Obligations
Sustainable Design and Construction

Determining Considerations

The main considerations in respect of this application are the principle of development; highway safety; impacts on ecology; flood risk; air quality

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. The hierarchy shows Rugby town at the top of the settlement hierarchy incorporating Sustainable Urban Extensions. Rugby, and its allocations for Sustainable Urban Extensions is therefore the most sustainable location within the borough.
 - 1.2 The application site is situated within the South West Rugby Sustainable Urban Extension, which has been allocated for development for 5000 homes in accordance with policy DS3. The allocation extends the Rugby Urban Area once developed. Given the Local Plan is up to date and NPPF compliant, the residential allocation of this area means that the principle of residential development in this sustainable location has been established and is accepted.
 - 1.3 Objections have been submitted in relation to the principle of developing the site in terms of restrictive covenants that exist at present limiting the number of buildings on site, and the use of the Paddock to agricultural or equine users. In terms of the current planning application, a Certificate B was signed demonstrating that the appropriate notice was served on the current landowner. The objectors claim that restrictive covenants on the access road, both restrict development on the site, and also involve legal questions as to the ownership of the road as other parties have maintenance responsibilities for the access road.
 - 1.4 Planning Practice Guidance in paragraph 008 (ID21b-008-20140306) (2014) sets out that a material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission. The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests or loss of private rights could not be material considerations. Restrictive covenants on the land are not considered to be concerned with regulating land in the public interest, and are therefore not material planning considerations. The development has to be determined in accordance with the development plan unless material considerations indicate otherwise. As has been stated, the principle of residential development has been established through the residential allocation; restrictive covenants do not over-ride this principle.

- 1.5 Dunchurch Parish Council object to the scheme on numerous issues, one of which is the principle of development in terms of policy DS8 which relates to the overall development of the South West Sustainable Urban Extension. A key tenet of the policy is to ensure that development proposals within the South West Rugby allocation must come forward comprehensively, informed by the South West Rugby Masterplan SPD, and in accordance with the requirements of this policy. The policy goes on to say that Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of policy DS8, or development that is inconsistent with the Masterplan for the site. The Parish Council allege that this development represents piecemeal, ad-hoc development and as a result should not be supported.
- 1.6 The main purpose of the element of DS8 that seeks to avoid piecemeal or ad-hoc development is to broadly control the timely delivery of large parcels of development land within the allocation, and its phasing associated with infrastructure delivery. It also seeks to ensure that each parcel is consistent with the overall Supplementary Planning Document that is being produced to guide development as part of this allocation. Key pieces of infrastructure, such as a spine road, and green infrastructure, are essential to unlock the majority of the site, and it is important to ensure that the overall development is co-ordinated within an overall development framework. It is not expected that all 5000 houses will be delivered by one developer at the same time, and restricting any development on the site because it is not part of a larger development proposal per se is not the intention of the policy. Rather, the policy seeks to restrict ad hoc or piecemeal development that is contrary to the aims of policy DS8.
- 1.7 In this particular instance, developing a small parcel of land for residential, when the entire area has been allocated for residential, does not conflict with the aims of policy DS8. The only potential area of conflict rests with a small element of the internal road network of the allocation, which cuts through the existing private access point which leads to the highway. Since the alignment of this road, as set out in policy DS9 is indicative, this cannot reasonably be used as a reason to refuse consent for small parcels of development that come forward which do not otherwise conflict with policy DS8. The detailed road alignment as per DS9 may change, as well as its integration with the existing private drive, when the larger development parcel is developed. Such matters will be subject to subsequent detailed planning applications that may revise the existing access arrangements, but these will need to be considered on their own merits. In principle therefore, the development of this site does not conflict in principle with policies DS8 or DS9. The ad-hoc/piecemeal nature of this development site within the context of the development of the South West as a whole, which is expected to be in phases, is not of itself a valid reason for withholding consent and is de-minimis given the scale of residential development that will proceed as part of the overall allocation.
- 1.8 Given the site is situated upon land which has been allocated as suitable for residential development, that the proposed spine road layout in policy DS9 is indicative at this stage, that the development of this small parcel of land does not conflict with policy DS8, this application is therefore considered in principle to be in accordance with Local Plan Policies GP2; and DS3.

2. Highway Safety

- 2.1 Section 9 of the NPPF states that the planning system should actively manage patterns of growth to promote walking, cycling and public transport, contributing to making high

- quality places. Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.2 Local Plan Policy D1 is consistent with this and states that development that includes measures to mitigate transport issues will be supported. 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 Local Plan.
 - 2.3 The Highways authority has undertaken a full assessment of the planning application and raise no objection. The site will be accessed using the existing private drive which connects to the B4429 Coventry Road. The private drive already provides access to the farm and other residential dwellings at this location. The Highway Authority can only consider the impact of development proposals on the junction between the private drive and the B4429 Coventry Road.
 - 2.4 The accident record over the last 5 years shows no personal injury accidents have occurred in this location. The most recent accident in proximity was on the 16 April 1990 where a motorist lost control of his vehicle on the B4429 during wet conditions, but this is at some distance from the application site. Visibility to the access is good, and there are sufficient gaps for vehicles to exit the private drive in a safe and controlled manner. Therefore there are no highway safety grounds on which an objection can be maintained.
 - 2.5 Objectors raised concerns associated with the access arrangements, notably how emergency services can access the development site. Objectors also raised issues of the maintenance of the access road and associated restrictive covenants, and raised issues associated with ownership over the applicant's right to include the access within the red line of the plan. However, the applicant has served notice on the landowner of the land (Warwickshire County Council) and as such has complied with planning requirements. Issues associated with maintenance of roads are not material planning considerations. The Local Highway Authority note that the maintenance and management of the private drive is outside of the Planning and Highways procedure for the determination of the application.
 - 2.6 It should be noted that the applicant has agreed to install electric vehicle charging points for each dwelling and create space for cycle parking within the garages. This complies with Appendix 5 of the Local Plan and policy D2. Ensuring that the garages remain as such and do not revert to residential accommodation is recommended given the need to retain cycle and electric vehicle charging and can be controlled via condition.
 - 2.7 In summary, the Highway Authority has undertaken a robust assessment of the planning application and development proposals. Based on the appraisal there are no grounds on which any highway objections can be maintained.
 - 2.8 This application is therefore considered to be in accordance with Section 9 of the NPPF; Local Plan Policy D1; D2 and Appendix 5.

3. Ecology

- 3.1 Section 15 of the NPPF relates to conserving and enhancing the natural environment which includes habitats and biodiversity. Paragraph 170 of the NPPF seeks to minimise impacts on and providing net gains for biodiversity. Paragraph 175 of the NPPF states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Policy NE1 of the Local Plan reiterates these elements of the NPPF.
- 3.2 Warwickshire County Council (Ecology) have confirmed that the site has no specific nature conservation designation. The nearest Local Wildlife site is Cock Robin Wood, 1.4km to the north east. Cawston Woodlands and Dunchurch Hall Meadows, both Local Wildlife Sites (LWS) lie 600m north-west and 800m south-east respectively. The WBRC holds records for bats, grass snake, hedgehogs, swallow, house martin and bullfinch nearby.
- 3.3 Whilst it is noted that objectors have raised issues associated with the bat survey, WCC Ecology have confirmed that the proposals are unlikely to impact on bats. The buildings appear to be sub-optimal and no bats or evidence of them was found during the survey. However, as they can still be subsequently found roosting in buildings where survey work has failed to find any evidence, and where access for bats does not appear apparent, it is recommended that a bat note is attached to any approval granted. Bats and their place of rest (roost) are fully protected in the UK and are highly mobile creatures, known to use several different roosting sites throughout the active season and from year to year. The buildings may undergo physical changes from year to year, and provide opportunities for roosting bats in this time. Therefore, if the proposed work is not carried out within two years of the date of the survey, i.e. by July 2021, further survey work may be necessary in order to ensure bats have not been present in the interim period. A suitably worded note is suggested.
- 3.4 Although there are no specific records for birds within the site, or evidence found during the survey the proposals have the potential to impact nesting birds through the removal of buildings (which appear to be suitable for swallows) and through any work to trees. The timing of works should be scheduled to avoid the nesting bird season. Works should stop immediately if an active nest is found. 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. As birds can nest at any time, the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season. A nesting bird timings/supervision option condition to ensure that protected species are not harmed by the development is suggested.
- 3.5 There is a small chance that amphibians and reptiles may be disturbed by the works. The boundaries of the site are suitable for hedgehogs, which are a species in decline and of high conservation concern. Site clearance and footings should be carefully monitored during the early stages of construction, and individuals moved carefully to a suitable adjacent habitat. Appropriate informatives, and conditions relating to the removal of permitted development rights for boundary treatment, and details of boundary treatments to be submitted and approved are therefore suggested.

- 3.6 The site represents a loss of approximately 0.45ha of improved grassland (and scattered trees). A BIA calculation is necessary prior to the resolution of the reserved matters to determine the impact on biodiversity and how this could relate to landscaping or layout.
- 3.7 The NPPF seeks that developments achieve a biodiversity net gain (BNG). This would need to be addressed through on site habitat creation outlined in a combined ecological and landscaping scheme, which can be secured by condition. If the ecological loss cannot be accounted for within the site, an offsetting agreement may be required to create habitats further afield, which could be accommodated within the wider South West allocation. This can be secured via a Section 106 mechanism to include the BIA calculation, to specify the required works if it is more than zero and a mechanism to pay for that calculation. The trigger for the Section 106 agreement would be that the BIA would need to be undertaken prior to the commencement of development and any contribution paid in line with an appropriate trigger, but only if the mitigation cannot be provided on site. This is detailed further in section 12 of this report where it sets out the Heads of Terms of the Section 106 agreement.
- 3.8 As a result of the proposed scheme being subject to a Section 106 agreement, a condition relating to a combined ecological and landscape scheme, together with informatives, the proposal is in accordance with the NPPF and Local Plan Policy NE1.

4. Landscaping

- 4.1 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. In addition, in this instance, ecological mitigation is required to be incorporated in conjunction with landscaping.
- 4.2 Rugby Borough Council (Arboriculture Officer) sought to ensure that T1, which is worthy of a Tree Preservation Order, is retained in any scheme, together with other selected trees and tree grounds on site. For T1, the 19 metre gap between the edge of the tree trunk to the nearest wall of the northern most dwelling should be maintained within the reserved matters and combined ecological and landscaping scheme. Although indicative, this has been demonstrated in the revised layout, and will be confirmed at the reserved matters stage.
- 4.3 This application is therefore considered to be in accordance with Local Plan Policy SDC2.

5. Air Quality

- 5.1 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.
- 5.2 The site is located within Rugby's Air Quality Management Area and as such is required, in accordance with policy HS5, to mitigate its impact upon air quality and aim to achieve a standard as close to air quality neutral as possible.
- 5.3 The applicant has agreed to install ultra-low emission boilers, the use of photovoltaic panels to create on site electricity generation, low energy LED lighting solutions, the use

of high efficiency appliances to ensure that the use of water per dwelling is limited to 110 litres per day, a highly insulated external envelope, 'A' rated window and glazing solutions, together with automatic energy systems to regulate temperature and energy requirements such as 'Hive' allowing the remote control of energy use when the houses are unoccupied. The applicant also notes that undercover cycle parking will be available in the garages, and electric vehicle charging points will be installed to each property mounted on the building itself.

- 5.4 The above measures are considered appropriate mitigation in relation to consideration of policy HS5. As a result, it is therefore considered that the proposal is in accordance with Local Plan Policy HS5 and the proposal is not considered to have an adverse impact upon air quality, subject to the imposition of appropriate conditions.

6. Character and Design

- 6.1 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.
- 6.2 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.
- 6.3 As details are reserved this stage for all matters apart from access, it is anticipated that the scheme details for parking provision; refuse bin storage, appearance, landscaping, scale and materials can be successfully controlled by condition. There is no evidence at present to indicate that these issues cannot be accommodated within the site. The main issue in design terms is to ensure that plot 3 is located at least 19 metres from the tree T1 to the north of the site. Subject to this, and more general aspects of design, it is not considered that there are any reasons for refusal on design grounds that would be justified.
- 6.4 This application is therefore considered to be in accordance with Section 12 of the NPPF; and Local Plan Policy SDC1 subject to the imposition of appropriate conditions controlling details.

7. Impact on Neighbouring Properties

- 7.1 Policy SDC1 states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded. Section 12 of the NPPF states that developments will provide a high standard of amenity for existing and future users.
- 7.2 The four properties are situated within an existing field to the west of the existing residential farm complex. Three of the units are situated on a north south axis parallel to the internal access road. A further dwelling is proposed alongside the existing property to the south of the application site to its west. The nearest residential properties to units 1-3 are situated at a sufficient distance way from neighbouring properties so as not to cause an adverse impact on amenity of properties adjacent to the application premises. Unit 4 is situated alongside the existing dwelling on site and as a result it is not thought that the distance of the proposed dwelling from the existing property would adversely

affect the amenity of the occupier of this premises. It is therefore considered that there will be no material adverse impacts in terms of overlooking; overbearing impact or loss of light to nearby residential occupiers, although it should be noted that at present plans are indicative in terms of position, scale and heights. Conditions can be attached to any planning permission which control these details.

- 7.3 Objectors raised the issue of additional noise and disturbance as a result of increased dwellings in the vicinity of existing properties, as well as increased vehicle movement. Given the overall size of the plot, and the indicative drawing showing the potential for 4 large dwellings to be capable of being located on the site, with sufficient distances between the proposed buildings and neighbouring dwelling, it is not considered that significant noise and disturbance would occur to nearby occupiers and as such it would be unreasonable to refuse planning permission on this ground.
- 7.4 This application is therefore considered to be in accordance with Section 12 of the NPPF and Local Plan Policy SDC1.

8. Flood Risk

- 8.1 When determining planning applications, local planning authorities should ensure flood risk is not increased and only consider development appropriate in areas at a low risk of flooding, applying a sequential test to direct development away from areas most at risk. The Environment Agency's Flood Map for Planning indicates that the application site is in Zone 1 which has the lowest probability of flooding. This is categorised as land having less than 1 in 1000 annual probability of river or sea flooding. The sequential test does not need to be applied to minor developments, in such location because they are unlikely to raise significant flood risk issues unless they would have an adverse effect on a watercourse, floodplain or its flood defences, would impeded access to flood defence and management facilities or where the cumulative impact of such development would have a significant effect on local flood storage capacity or flood flows.
- 8.2 Whilst it is noted that the application site and areas surrounding are capable of flooding, as highlighted by objectors, the Environment Agency has raise no objection to the scheme, and the application is below the threshold by which the Local Lead Flood Authority would comment on the scheme. Given the area is within the lowest risk of flooding it is not considered reasonable that planning permission should be refused as a result of concerns raised by residents relating to flooding issues.

9. Fire Safety Concerns

- 9.1 Objectors have written in detail about concerns relating to fire safety, and of a previous fire that took place, and reports of conversations with fire safety officers. The also raise concerns relating to increased risk of fire safety as a result of increased number of residents and the adequacy of the access road. The Fire and Rescue Service was consulted on this application and raised no objection to the proposal. They do, however, propose an advisory informative in relation to fire safety. As a result it is considered unreasonable to refuse planning permission on fire safety grounds.

10. Section 106 Heads of Terms

10.1 As a result of the requirement for a BIA calculation to be made, the contribution required for this proposal is highlighted as per the table below:

<u>Contribution</u>	<u>Requirement</u>	<u>Tigger</u>
BIA Calculation and resultant contribution.	To mitigate biodiversity loss on the site.	Prior to commencement of Development.

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

11. Conclusion

11.1 The principle for residential development is acceptable given that the land to which the application belongs has been allocated in the Local Plan for residential development. The land as a result is no longer allocated as open countryside. The development will be incorporated into the surrounding residential development as part of the expansion of the South West Sustainable Urban Extension of 5000 homes. As a result there is no objection to the principle of residential development of this site.

11.2 Whilst it is noted that strong objections have been expressed in relation to the ownership of the access road, and boundaries of the site, in planning terms, Certificate B has been served on the owner of the site which satisfies the requirements associated with ownership relating to the processing of the planning application. It is noted that some respondents take issue with restrictive covenants limiting development to the site – but this is not a planning matter and this issue should be resolved outside of the planning process. Restrictive covenants are not matters warranting refusal of the scheme.

11.3 The general location of the proposed dwellings are indicative, but cause no significant concerns with respect to the potential impacts upon the residential amenities of neighbouring properties. Details associated with siting, scale, appearance and materials can be successfully controlled by conditions. There is no evidence that residential amenity will be significantly affected by the proposals

11.4 It is concluded that the proposal constitutes sustainable development given its status as being within a Sustainable Urban Extension. 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 imposition of appropriate conditions and the completion of a Section 106 Agreement as outlined in the recommendation. proactive manner, in accordance with paragraph 38 of the NPPF.

12. Recommendation

- 12.1 (1) Planning application R19/0878 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 obligation associated with a BIA calculation, detailed mitigation and associated BIA payment if required.
- (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:
R19/0878

DATE APPLICATION VALID:
29-May-2019

APPLICANT:

Mr Tom Costello HOMESTEAD FARM, COVENTRY ROAD, DUNCHURCH, RUGBY, CV22 6RB

AGENT:

Mr Richard Palmer H.B. Architects, The Old Telephone Exchange, Albert Street, Rugby, CV21 2SA

ADDRESS OF DEVELOPMENT:

HOMESTEAD FARM, COVENTRY ROAD, DUNCHURCH, RUGBY, CV22 6RB

APPLICATION DESCRIPTION:

Outline application for four new dwellings including access on land adjacent to Homestead Farm, Dunchurch, Rugby with all other matters reserved.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

The development hereby permitted must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON:

To comply with Section 92 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

Application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON

To comply with Section 92 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 3:

Details of the following reserved matters shall be submitted to and approved in writing by the Local Planning Authority for each plot before any part of the development is commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a - Layout,
- b - Scale,
- c - Appearance, &
- d - A combined Ecological and Landscaping scheme informed by a BIA calculation

REASON:

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

CONDITION 4:

Unless non-material variations or subsequently approved reserved matters informed by a BIA calculation are agreed in writing with the Local Planning Authority the development shall not be carried out other than in accordance with the amended plans site location plan received by the Council on 10 September with reference: 88-17-05 - Rev A, amended plans received by the Council on 12 September 2019 with reference number 88-17-03-Rev B.

REASON:

For the avoidance of doubt.

CONDITION 5:

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 of the houses within each plot have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION 6:

No above ground development shall commence unless and until a Construction Method Statement/Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Method Statement/Management Plan must include details to prevent deleterious material (mud and debris) being passed onto the highway; wheel washing facilities; the parking of vehicles of site operatives and delivery vehicles during the construction phase. Construction shall not be carried out other than in accordance with the approved Construction Method Statement/management plan unless non-material amendments are otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interests of highway safety.

CONDITION 7:

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 dwelling.

REASON:

In the interest of visual and residential amenity.

CONDITION 8:

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:

In the interests of sustainability and water efficiency and to comply with policy SDC4.

CONDITION 9:

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:

In the interest of visual amenity.

CONDITION 10:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, other than those subsequently approved as a result of condition 9 as part of this permission, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed along the boundaries around plots 1, 2, 3 or 4 without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual amenity and to protect tree T1 as shown on plan 88-17-03 Rev B.

CONDITION 11:

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. All tree works shall be carried out in accordance with BS3998:2010 (Recommendations for Tree Work) and shall be carried out before the commencement of any works.

REASON:

In the interest of visual amenity.

CONDITION 12:

No works, development or demolition 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 Local Planning Authority. This scheme must include details and positioning of tree protection fencing and ground protection to create construction exclusion zones. Development shall not be carried out other than in accordance with the approved plan/statement.

REASON: to ensure retained trees and their root protection areas are not damaged during the development phase and are successfully integrated into the scheme.

CONDITION 13:

The on-site measures relating to air quality to meet the mitigation requirements of policy HS5 as detailed in the supporting statement titled 'Addendum' submitted to the Local Planning Authority on 10 July 2019 which include ultra-low emission boilers, electric car charging, cycle storage shall be implemented prior to occupation of the development and maintained in perpetuity unless non-material amendments are otherwise agreed in writing by the Local Planning Authority.

REASON:
In the interests of air quality.

CONDITION 14:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, the garages forming part of this development shall not be converted to living accommodation.

REASON:
In the interest of highway safety, and to ensure adequate car parking and cycle parking for the development is retained.

CONDITION 15:
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, B, C, D and E of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:
In the interest of residential amenity.

CONDITION 16:
No external lighting shall be erected unless and until full details of the type, design and locations of external lighting have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall be designed in such a manner as to not cause light nuisance to nearby residential properties, and shall only be erected and maintained in accordance with the approved details.

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

CONDITION 17:
No above ground works shall commence, including site clearance, unless and until a comprehensive combined ecological and landscaping scheme has been submitted to and approved in writing by the Local Planning Authority (with advice from WCC Ecological Services). The scheme must combine all aspects of landscaping including details of native species planting proposed and species specific provision. The approved ecological and landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any non-material variations.

REASON:
To ensure the proper development of the site and in the interest of visual amenity and ecology, to accord with the NPPF and ODPM Circular 2005/06.

CONDITION 18:
PART-1: Preliminary Investigation:

Unless non-material variations are agreed in writing with the Local Planning Authority, a preliminary investigation must be prepared in accordance with best practice and current guidance. The report must include:

- Desk Study
- Site reconnaissance
- Data assessment and reporting
- Formulation and initial conceptual model
- Preliminary risk assessment.

If the Preliminary Risk Assessment identifies that there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a competent person (as defined in the NPPF). The contents of the scheme and scope of works are subject to the approval in writing by the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR 11'.

PART-2: Site Characterisation

Prior to commencement of development the approved scope of works for the investigation and assessment must be undertaken by competent persons and a written report of the findings must be produced. The report should include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the Local Planning Authority.

PART-3: Submission of Remediation Strategy:

Prior to commencement of development a detailed remediation strategy and implementation plan to bring the site to a condition suitable for the intended use by removing unacceptable risks and the relevant pollutant linkages identified in the approved investigation and risk assessment, must be prepared and is subject to the approval in writing of the Local Planning Authority.

3a) The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 on completion of the development and commencement of its use.

3b) in the event that the proposed remediation scheme involves the provision of a ground cover system a plan indicating the existing and proposed external ground levels on the application site shall be submitted to and approved in writing by the Local Planning Authority.

3c) The development shall proceed in accordance with the external ground levels approved under 3b) unless the Local Planning Authority gives its prior written approval to any variation.

PART-4: Verification Report

4a) the approved remediation strategy must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation.

4b) Following completion of the remedial works identified in the approved remediation strategy, a verification report that demonstrates compliance with the agreed remediation objectives and

criteria must be produced, and is subject to the approval in writing of the Local Planning Authority, prior to commencement of use of the development.

PART-5: Reporting of Unexpected Contamination

In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation strategy a verification report must be included in the verification report required by PART-4.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

CONDITION 19:

The development hereby permitted shall either:

- a) Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds.
- b) Not commence until a qualified ecologist has been appointed by the applicant to inspect the building/vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by the ecologist.

Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act.

REASON:

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

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.

INFORMATIVE 2:

Should your development require a new address or an amendment to an existing address please complete an application form for Postal Naming and Numbering.

This can be downloaded at:

http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: SpecialistSupport@rugby.gov.uk or by ringing 01788 533885.

INFORMATIVE 3:

Public Footpath R169b must remain open and unobstructed at all times.

INFORMATIVE 4:

The applicant's attention is drawn to the need for the development to comply with Approved Document B, Volume 2, Section B5 - Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc, regarding this can be found at:

www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning

Please also note: 'The Warwickshire County Council Guide 2001, Transport for Roads for Developments, Section 5.18; Access for Emergency Vehicles.

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 for the applicant 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 5:

Where any demolition, redevelopment or refurbishment is required or intended for the site, it is required that an appropriate asbestos survey where applicable is undertaken for such work by an asbestos licenced/authorised company/person. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary to gain access to all areas, including those that are difficult to reach. There is a specific requirement in the Control of Asbestos Regulations 2012 for all asbestos containing materials (ACMs) to be removed as far as reasonably practicable before demolition.

It should be noted that refurbishment/demolition contractors are required to inspect a site. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with. Asbestos contaminated waste is required for removal to a designated waste management facility licensed to take asbestos. A consignment note for the national inspectorate is required for each load and a paper trail of waste movements kept.

INFORMATIVE 6:

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It should also be noted that as bats are a mobile species they can move into a property with potential access at any time. A further survey may be required if the works are not undertaken within 2 years. Bats and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and are also deemed a European protected species.

INFORMATIVE 7:

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

INFORMATIVE 8:

Amphibians and reptiles:

There is a small chance that amphibians and reptiles may be disturbed by the works. Care should be taken when clearing the ground prior to development. If evidence of great crested newts is found during development, work should stop immediately while Natural England are contacted on 02080 261 089 for advice on the best way to proceed.

Mammals:

There are records for mammals as mentioned above. Site clearance and footings should be carefully monitored during early stages of construction. The boundaries of the site appear to be suitable for hedgehogs. This species is in decline and of high conservation concern. If any individuals are found during clearance works, these should be moved carefully to a suitable adjacent habitat.

AGENDA MANAGEMENT SHEET

Report Title: Tree Preservation Order No. 407

Name of Committee: Planning Committee

Date of Meeting: 9 October 2019

Report Director: Head of Environment and Public Realm

Portfolio: Environment and Public Realm

Ward Relevance: Leamington Hastings

Prior Consultation: Public - Site Owner

Contact Officer: David Gower

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)
- This report does not specifically relate to any Council priorities but

Statutory/Policy Background:

Town and Country Planning Act 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Summary:

A provisional Tree Preservation Order (TPO) (No.407) was made on the 15th April 2019 in respect of an area of mixed deciduous woodland located within the residential curtilage of White Gates, Birdingbury Road, Leamington Hastings, CV23 8ED.

The TPO was served in response to the receipt of a planning application (ref R18/0904) for the erection of one new dwelling located adjacently to White Gates and immediately adjacent to the wooded area which would have put the trees under threat from removal. The submitted plans that formed the planning application did not highlight the trees for retention and in the area where the trees are located was noted only as "grass".

No consideration has been given to the existing tree stock and how they might fit successfully into a proposed development scheme.

The wooded area serves as a prominent visual amenity feature within the rural landscape being highly visible to the public as viewed from the adjacent highway as well as being of considerable biodiversity and ecological significance.

Planning application R18-0904 has since been withdrawn by the applicant/agent.

An objection was received on 15th May 2019 in respect of the woodland to be included within the Tree Preservation Order.

Financial Implications:

N/A

Risk Management Implications: N/A

Environmental Implications: If the Tree Preservation Order is not confirmed the woodland in question may be removed. The woodland is a valuable landscape feature and its loss would also result in a loss of sustainable public amenity and wildlife habitats which would then have a subsequent detrimental impact on the surrounding environment and biodiversity.

Legal Implications: The confirmation of a Tree Preservation Order may be challenged in the High Court pursuant to the provisions of the Town and Country Planning Act 1990. Any challenge must be brought within six weeks of the date of confirmation of the Tree Preservation Order.

Equality and Diversity: N/A

Options:

1. To confirm the TPO without modification to the schedule (being the Tree Preservation Order Plan)
2. To confirm the TPO with modification to the schedule (being the Tree Preservation Order Plan)
3. To reject the TPO

Recommendation: Tree Preservation Order No. 407 be confirmed without modification to the schedule (being the Tree Preservation Order Plan).

Reasons for Recommendation:

1. The trees included within Tree Preservation Order No. 407 display good form and vitality with no major external signs of disease, decay or structural defects.
2. The woodland is highly visible to the general public as viewed from Birdingbury Road and forms a prominent visual amenity feature and landscape feature within the local area.
3. Without a Tree Preservation Order in place, the woodland could be removed which would have a detrimental impact upon the local landscape character of the area, public amenity, wildlife habitats and biodiversity.

Planning Committee - 9 October 2019

Tree Preservation Order No. 407

Public Report of the Head of Environment and Public Realm

Recommendation

Tree Preservation Order No. 407 be confirmed without modification to the schedule (being the Tree Preservation Order Plan).

1. Background

The Arboricultural Officer is a formal consultee for planning applications within Rugby Borough Council's administrative area, advising on landscape, biodiversity and Arboricultural matters.

The Arboricultural Officer was consulted on a planning application at White Gates, Birdingbury Road, Leamington Hastings CV23 8ED for the erection one new dwelling. (ref R18/0904). (As shown on the "Site Plan:Proposed" attached at Appendix 1).

White Gates is a detached dwelling set in a rural local location in between Leamington Hastings and Birdingbury. The property encompasses an area of approximately 4000 square metres. The wooded area is located to the west of the dwelling house and encompasses an area of 2000 square metres.

The woodland contains a number of different species of varying age classes including Oak, Ash and Poplar.

The woodland serves as a prominent visual amenity and biodiversity feature.

The proposal for one dwelling would mean that many of the trees contained within the woodland would be required to be removed to implement the planning permission. This would be to the detriment of the local visual amenity and rural landscape character.

There is no existing protection in place with regard to trees/woodland at or around the property.

A pre-development tree survey was not submitted by the applicant as part of the planning application. The purpose of the survey is to identify and categorise all trees and woodland on the application site and to address which trees will be retained and removed to facilitate the proposed development. The survey also examines how any retained trees can be retained successfully without the development and the retained trees having a negative impact on each other.

The plans submitted did not show that the wooded area was to be retained. Instead, the area was labelled as “grass”.

As a result of the proposed loss of or impact on the woodland highlighted above, an objection to the planning application was lodged for reasons of loss of visual amenity. In addition, a provisional Tree Preservation Order was made in respect of the woodland on 15 April 2019 (as shown on the Tree Preservation Order Plan attached at Appendix 2).

The woodland included in the provisional Tree Preservation Order is primarily located to the west of the existing dwelling and constitutes a significant visual amenity in terms of its visibility from Birdingbury Road, which makes a positive contribution to the character of the local area (see Appendix 3 for pictures of the woodland as viewed from Birdingbury Road).

The planning application (ref: R18/0904) has been withdrawn by the Applicant/Agent.

Objections to the provisional Tree Preservation Order were received on 15 May 2019. As a result of these objections, the decision as to the confirmation of the provisional Tree Preservation Order is a matter for the Planning Committee in accordance with Part 2A, paragraph 16.1(ff)(ii) of the constitution.

2. Government advice

Government advice is that tree preservation orders (TPOs) should be used to protect selected trees, if their removal would have a significant impact on the environment and its enjoyment by the public.

Local planning authorities should be able to show that a reasonable degree of public benefit would accrue before TPOs are made and confirmed and therefore, the trees should be visible from a public place.

The benefits may be present or future, and the trees may be worthy of preservation for a number of reasons including their intrinsic beauty or their contribution to the surrounding area, or their contribution to the landscape or because they serve as a screen to an eyesore or future development.

The value of trees may be enhanced by their scarcity; and the value of a group of trees or woodland or historical importance, may be taken into account, which alone would not be sufficient to warrant a TPO. In the Secretary of State’s view, it would be inappropriate to make a TPO in respect of a tree which is dead, dying or dangerous.

It may be expedient to make a TPO if the local planning authority believes there is a risk of trees being cut down or pruned in ways that would have a significant impact on the amenity of the area. It is not necessary for the risk to be immediate.

In some cases the local planning authority may believe that certain trees are generally at risk from development pressures. The local planning authority may have some other reason to believe that the trees are at risk; changes in property ownership and intention to remove trees are not always known in advance, and so the protection of selected trees by a precautionary TPO might sometimes be considered expedient.

The Government further advises that TPOs should be administered positively and local planning authorities should consider their approach to applications for pruning and felling when making a TPO. They are also encouraged to offer advice on tree management and ensure that necessary tree work takes place in an orderly fashion so as to maintain the amenity of the tree(s) as long as possible.

3. The case for confirming the provisional Tree Preservation Order No. 410

The woodland included within the provisional Tree Preservation Order (see Appendix 3 for photos of the trees to be included in the Tree Preservation Order) forms a significant visual amenity and contribute positively to the overall landscape character of the local area. Without a Tree Preservation Order in place, the woodland could be removed which would have a detrimental impact upon the local landscape character of the area, public amenity, wildlife habitats and biodiversity.

4. Response to objections received

Objections have been received following the making of the provisional Tree Preservation Order from the applicant for the planning permission (ref R18/0904).

Those objections and the Arboricultural Officer's response to those objections are set out below.

1. *“As this area belongs to us and forms part of our garden we fully understand the amenity value having owned the property since 1992. We have maintained the area of garden ourselves having laid natural pathways through the area, kept livestock on the area, cleared debris etc....We can see no reason why we now require permissions from the local council to manage the area as we see fit”*

The provisional woodland Tree Preservation Order was put on in response to concerns regarding the proposed dwelling and its close proximity to the wooded area which appeared to suggest that the woodland may be under threat from removal.

2. *“We believe the order was out in place as a punitive measure when our daughter and her partner applied for planning permission for a dwelling. The building plans never encroached on this area. Although a parcel of this land was part of the sale within the preservation area when it was retrospectively applied. The planning permission was subsequently declined on sustainability grounds. Therefore, we feel there is no reason to extend the order”.*

There was no information contained within the planning application to demonstrate how the proposed dwelling would fit in relation to its close proximity immediately adjacent to mature trees contained within the woodland.

The Council would expect a British Standard 5837:2012 (Trees in relation to design, demolition and construction – Recommendations) tree report to be submitted with application of this type. The purpose of this to identify tree constraints (for example tree root protection area's, canopy spread, tree height, condition, shading etc). On visiting the site it was apparent that the proposed dwelling was located only a few metres from a mature Poplar and other associated trees with the wooded area. The

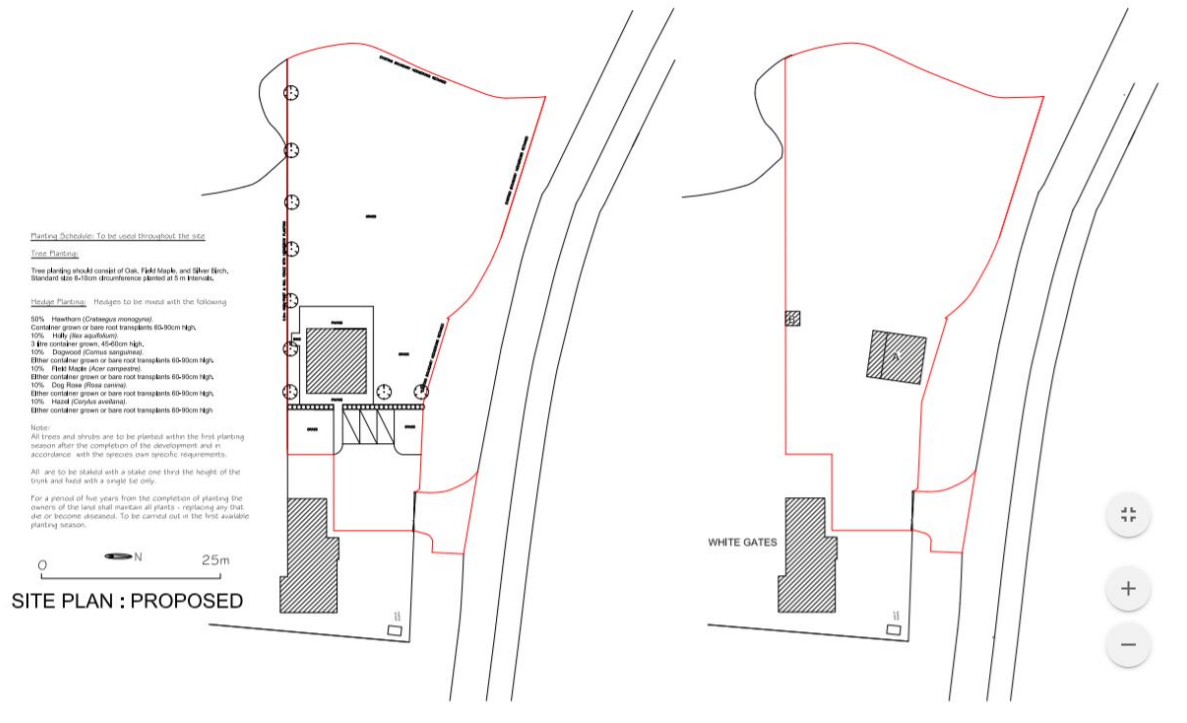
plans did not appear to highlight any of these trees for retention with the area where the woodland is labelled as “grass”.

The application was withdrawn by the applicant/agent on 27th September 2018.

5. Conclusion

For the reasons set out in sections 1 and 3 above, and in the absence of any valid objections, it is recommended that provisional Tree Preservation Order No. 407 is confirmed without modification to the schedule (being the Tree Preservation Order Plan).

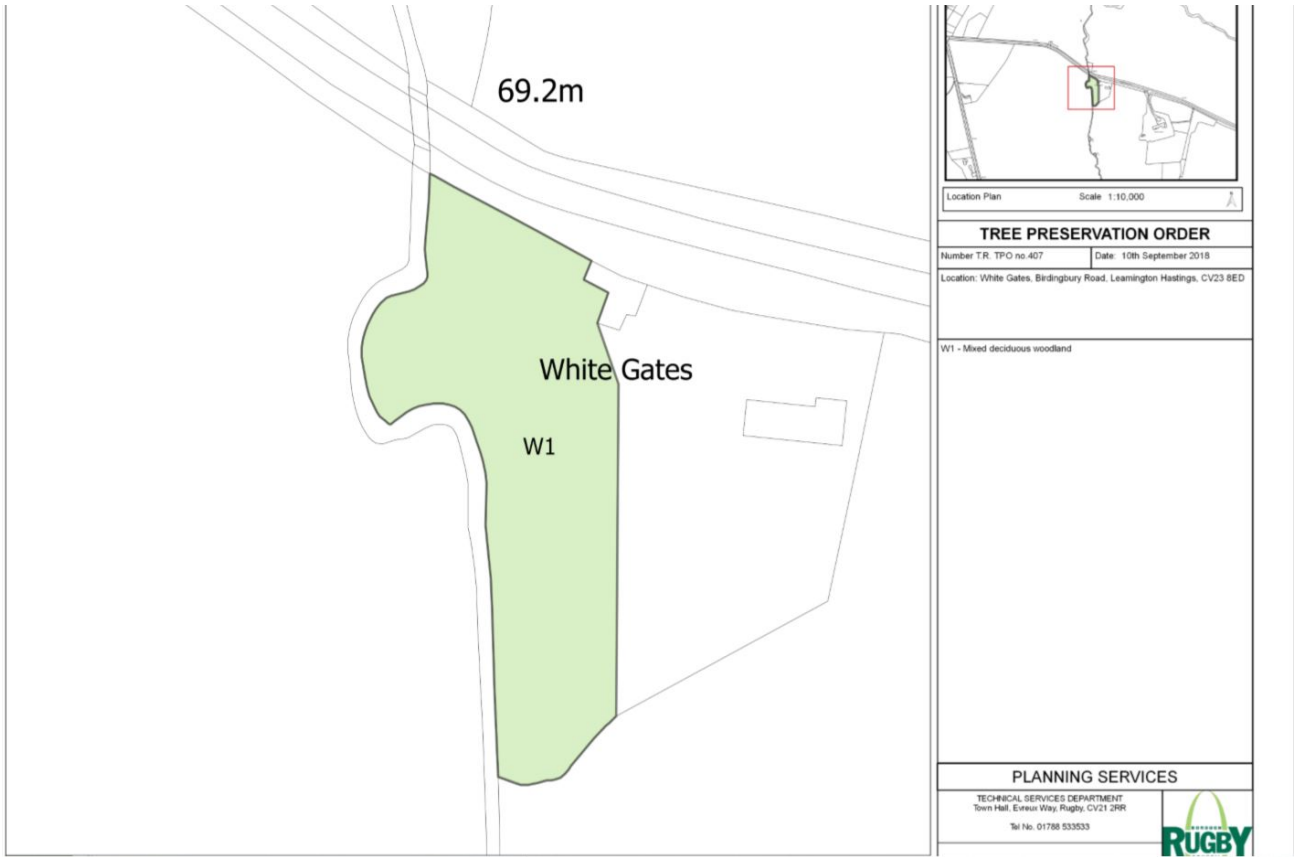
Appendix 1 Proposed and Existing Site Plan



Proposed

Existing

Appendix 2 Tree Preservation Order Plan



Appendix 3
Tree Pictures
Woodland (W1) View from Birdingbury Road (from east)



Woodland (W1) – View from Bordingbury Road (from west)



Woodland (W1) – View from Birdingbury Road (from West)



Woodland (W1) – View from Birdingbury Road (from West)



Name of Meeting: Planning Committee
Date of Meeting: 9 October 2019
Subject Matter: Tree Preservation Order No. 407
Originating Department: Environment and Public Realm

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

AGENDA MANAGEMENT SHEET

Report Title: Delegated Decisions - 18th July 2019 to 11th September 2019

Name of Committee: Planning Committee

Date of Meeting: 9 October 2019

Report Director: Head of Growth and Investment

Portfolio: Please select

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: 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 - 9 October 2019

Delegated Decisions - 18th July 2019 to 11th September 2019

Public Report of the Head of Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 9 October 2019

Subject Matter: Delegated Decisions - 18th July 2019 to 11th September 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

Delegated

8 Weeks PA Applications Applications Refused

R19/0733 2 Pinewood Drive, Binley Woods,
8 Weeks PA CV3 2BX
Refusal
18/07/2019

Front porch and side extension to existing dormer bungalow to include accommodation in the newly formed roof space along with new vehicular crossover (first revision of application R18/1722 approved on 8th February 2019).

R19/0730 54 ASHLAWN ROAD, RUGBY,
8 Weeks PA CV22 5ES
Refusal
23/07/2019

Proposed new dwelling

R19/0829 49, WHEATFIELD ROAD,
8 Weeks PA RUGBY, RUGBY, CV22 7LN
Refusal
02/08/2019

Outline planning permission for an end-terrace adjoining onto No.49 Wheatfield with all matters reserved

R19/0420 Land At Rear Of The White
8 Weeks PA House, Main Road, Ansty,
Refusal Coventry, CV7 9HZ
23/08/2019

Variation of condition 2 of previously approved R17/0777 for the conversion of outbuilding to create a residential dwelling

Delegated

8 Weeks PA Applications Applications Refused

R19/0848
8 Weeks PA
Refusal
05/09/2019

LODGE FARM, 301,
EASENHALL ROAD,
HARBOROUGH MAGNA,
RUGBY, CV23 0HX

Erection of a barn for storage
relating to existing equestrian use

R19/1072
8 Weeks PA
Refusal
06/09/2019

LAND TO THE NORTH OF,
SOUTHAM ROAD,
LEAMINGTON HASTINGS

Proposed conversion of the
existing stables to provide a new
dwelling.

Applications Approved

R19/0720
8 Weeks PA
Approval
18/07/2019

The Old Barn, Leicester Road,
Gibbet Hill, Churchover, LE17
6RB

Demolition of an existing
workshop/storage building and
the erection of an office building
(Use Class B1a/b) together with
provision of parking areas and
associated landscaping works.

R19/0755
8 Weeks PA
Approval
18/07/2019

8, LANGTON ROAD, RUGBY,
RUGBY, CV21 3UA

Erection of a single storey rear
extension and front porch

R19/0766
8 Weeks PA
Approval

56 LONG FURLONG, RUGBY,
CV22 5QT

Erection of single storey front,
side and rear extensions.

Delegated

8 Weeks PA Applications

Applications Approved

18/07/2019

R19/0785
8 Weeks PA
Approval
18/07/2019

18, CROFT CLOSE, WOLVEY,
HINCKLEY, LE10 3LE

Erection of a two storey rear
extension and part two storey
and single storey side extension

R19/0904
8 Weeks PA
Approval
18/07/2019

DORMOUSE END, 18A
SCHOOL STREET , WOLSTON,
COVENTRY, CV8 3HF

Installation of a first floor window
in side elevation of dwelling
house

R18/1583
8 Weeks PA
Approval
19/07/2019

14 CHAUCER ROAD, RUGBY,
CV22 5RP

Garage conversion into granny
annexe and alterations and
extensions to main dwelling.

R19/0096
8 Weeks PA
Approval
19/07/2019

HERMES, UNIT 1, PLOT 5,
OVER VIEW WAY, RUGBY
GATEWAY EMPLOYMENT,
RUGBY, CV23 0XE

Proposed alterations to existing
Gatehouse accesses, widening of
both gatehouse roadways and
installation of 3 shelters.

R19/0831
8 Weeks PA
Approval
19/07/2019

36, HILLMORTON ROAD,
RUGBY, RUGBY, CV22 5AA

Proposed internal and external
alterations.

Delegated

8 Weeks PA Applications Applications Approved

R19/0871
8 Weeks PA
Approval
19/07/2019

95, ALBERT STREET, RUGBY,
RUGBY, CV21 2SW

Alterations to front of dwelling to
form a bay window

R19/0892
8 Weeks PA
Approval
19/07/2019

4, PEAT CLOSE, RUGBY,
RUGBY, CV22 6SA

Erection of single storey front
extension.

R19/0939
8 Weeks PA
Approval
19/07/2019

1, RUSKIN CLOSE, RUGBY,
RUGBY, CV22 5RU

Erection of a single storey
front/side extension

R19/0990
8 Weeks PA
Approval
23/07/2019

27, WESLEY ROAD, RUGBY,
RUGBY, CV21 4PG

Erection of two storey side
extension with an increase of rear
dormer and single storey rear
extension.

R19/0675
8 Weeks PA
Approval
24/07/2019

1, MARTON HOUSE,
BIRDINGBURY ROAD,
MARTON, CV23 9RY

Extension and conversion to
incorporate existing outbuildings
into the dwelling

Proposed two storey rear

Delegated

8 Weeks PA Applications Applications Approved

R19/0841 8 Weeks PA Approval 24/07/2019	37, EASTWOOD GROVE, RUGBY, RUGBY, CV21 4DP	extension
R19/0929 8 Weeks PA Approval 24/07/2019	LAND SOUTH OF, EASENHALL ROAD, HARBOROUGH MAGNA	Erection of stables and formation of new field access and driveway
R19/0333 8 Weeks PA Approval 25/07/2019	69 Bridget Street, New Bilton, Rugby, CV21 2BT	Alterations to rear roof together with the erection of a rear dormer.
R19/0782 8 Weeks PA Approval 25/07/2019	56, MALVERN AVENUE, RUGBY, RUGBY, CV22 5JW	Single storey extension to the rear of dwellinghouse
R19/0825 8 Weeks PA Approval 25/07/2019	10, AMBLESIDE, RUGBY, RUGBY, CV21 1JB	Removal of conservatory and erection of two storey rear extension.
	13, DUNSMORE AVENUE, RUGBY, RUGBY, CV22 5HD	Extension and alterations to existing garden brick built

Delegated

8 Weeks PA Applications Applications Approved

R19/0883
8 Weeks PA
Approval
25/07/2019

outbuilding.

R19/0775
8 Weeks PA
Approval
26/07/2019

ROSE AND CROWN, 28 MAIN
STREET, WOLSTON,
COVENTRY, CV8 3HJ

Extensions and alterations to
Public House

R19/0886
8 Weeks PA
Approval
26/07/2019

THE COTTAGE, THE GREEN, 2,
RUGBY ROAD, BRANDON,
COVENTRY, CV8 3HU

Resubmission of previous
scheme R19/0491 for the
Demolition of existing outbuilding
to be replaced by a single storey
rear extension.

R19/0917
8 Weeks PA
Approval
26/07/2019

30, NORTON LEYS, RUGBY,
RUGBY, CV22 5RJ

Erection of single storey front and
side extension to dwellinghouse

R19/0937
8 Weeks PA
Approval
26/07/2019

THE BELL INN, 85, HIGH
STREET, RUGBY, RUGBY,
CV21 4HD

Retention of garden room,
barbeque area and decking for
purposes incidental to the use of
the public house.

3 Oval Road, Rugby, CV22 5LH

Erection of a single storey rear

Delegated

8 Weeks PA Applications Applications Approved

R19/0752
8 Weeks PA
Approval
29/07/2019

extension.

R19/0842
8 Weeks PA
Approval
29/07/2019

14, SANDFORD WAY,
DUNCHURCH, RUGBY, CV22
6NB

Erection of a first floor rear
extension

R19/0982
8 Weeks PA
Approval
29/07/2019

BRITVIC SOFT DRINKS LTD,
AVENTINE WAY,
BROWNSOVER, RUGBY, CV21
1HA

Installation of 3no. water tanks,
including concrete base and
retaining walls and associated
pump housing.

R19/0856
8 Weeks PA
Approval
30/07/2019

242, DUNCHURCH ROAD,
RUGBY, RUGBY, CV22 6HS

Proposed new dwelling and
garage and change of use of the
existing nursing home to a
residential dwelling (resubmission
of the previously approved
application R18/1766)

R19/0866
8 Weeks PA
Approval
30/07/2019

16B, HEATH WAY, RUGBY,
RUGBY, CV22 5JA

Erection of a single storey side
and first floor rear extension.

Delegated

8 Weeks PA Applications Applications Approved

LANGDON HOUSE, MAIN
STREET, EASENHALL, RUGBY,
CV23 0JA

R19/0989
8 Weeks PA
Approval
30/07/2019

DELETE CONDITION 6
(OCCUPATION RESTRICTED
TO PERSON HAVING A LOCAL
CONNECTION) OF APPEAL
DECISION
APP/E3715/A/1157688

R18/1293
8 Weeks PA
Approval
31/07/2019

61 BAWNMORE ROAD,
BILTON, RUGBY, CV22 6JN

Proposed demolition of existing
dwelling and garage and erection
of 2 new build dwellings.

R19/0086
8 Weeks PA
Approval
31/07/2019

HAZELL HOUSE,
BURNTHURST LANE,
PRINCETHORPE, CV23 9QA

Demolition of existing buildings
and erection of 1no. 4 bed
residential dwelling and
associated garage.

R19/0714
8 Weeks PA
Approval
31/07/2019

23 Oxford Street, Rugby, CV21
3NF

Erection of proposed part two
storey rear extension and part
single storey rear extension.

R19/0849
8 Weeks PA
Approval
31/07/2019

54, OPHELIA CRESCENT,
RUGBY, CV22 7DU

Erection of a single storey rear
extension.

Delegated

8 Weeks PA Applications Applications Approved

R19/0880 8 Weeks PA Approval 31/07/2019	THE MULBERRIES, 3, BAWNMORE PARK, RUGBY, CV22 6JW	Erection of a single storey front, side and rear extension
R19/0884 8 Weeks PA Approval 31/07/2019	22, BROAD STREET, BRINKLOW, RUGBY, CV23 0LN	Proposed single storey rear conservatory extension to existing dwelling.
R19/0900 8 Weeks PA Approval 31/07/2019	25, FERNDALE ROAD, BINLEY WOODS, COVENTRY, CV3 2BG	Erection of single storey side and rear extensions and a loft conversion.
R19/0913 8 Weeks PA Approval 31/07/2019	UNIT 2, 47-48, CHAPEL STREET, RUGBY, RUGBY, CV21 3EB	Change of use of ground floor unit from A2 use class to a flexible A1, A2 and Sui Generis (Tattoo Parlour) use class.
R19/1039 8 Weeks PA Approval 01/08/2019	3, BILTON LANE, DUNCHURCH, RUGBY, CV22 6PY	Re-submission of planning permission R18/2117 to include amendments to Fascia/Guttering/Roof Design
	46, BROAD STREET,	

Delegated

8 Weeks PA Applications Applications Approved

BRINKLOW, RUGBY, CV23 0LN

R19/0950
8 Weeks PA
Approval
02/08/2019

Minor material amendment to
previously approved application
R18/1455 involving the change of
materials of the window frames
from timber to aluminium

R19/0978
8 Weeks PA
Approval
02/08/2019

30, CYMBELINE WAY, RUGBY,
CV22 6JY

Alterations to garage and porch
roof.

R19/0890
8 Weeks PA
Approval
05/08/2019

60, HILLARY ROAD, RUGBY,
CV22 6ET

Loft conversion including the
insertion of 3no. rooflights, 1no.
window and the erection of a
single storey rear extension
(sunroom).

R19/0946
8 Weeks PA
Approval
05/08/2019

65, GLEBE CRESCENT,
RUGBY, CV21 2HG

Demolition of existing rear
conservatory, single storey rear
extension and rear detached
garage and erection of a single
storey rear and side extension.

R18/1638
8 Weeks PA
Approval
06/08/2019

FARM VIEW, LAWFORD HEATH
LANE, LONG LAWFORD,
RUGBY, CV23 9HG

Retrospective consent for
alterations to previously approved
scheme for change of use of
existing stable block to a dwelling
(reference R15/1331, approved

Delegated

8 Weeks PA Applications Applications Approved

04 May 2016).

R19/0857
8 Weeks PA
Approval
06/08/2019

AVON MILL INN, 104,
NEWBOLD ROAD, RUGBY,
RUGBY, CV21 1DH

Retention of security fencing.

R19/0851
8 Weeks PA
Approval
07/08/2019

43, THE RYELANDS, LAWFORD
HEATH, RUGBY, CV23 9EN

Alterations to roof of porch to
form dual pitched roof

R18/2214
8 Weeks PA
Approval
08/08/2019

GRANGE FARM, LONDON
ROAD, RYTON-ON-
DUNSMORE, CV8 3EW

Replace existing garage block
with new tractor store and
workshops (retrospective)

R19/0960
8 Weeks PA
Approval
09/08/2019

29, LAUDERDALE CLOSE,
LONG LAWFORD, RUGBY,
CV23 9ST

Retrospective proposal for a
fence over 1m in height adjacent
to a highway

R19/0014
8 Weeks PA
Approval
13/08/2019

Bungalow Farm, Smeaton Lane,
Coombe Fields, CV23 0PS

Agricultural building to store fuel
for biomass burner at adjacent
egg production building

Delegated

8 Weeks PA Applications Applications Approved

R19/0776 8 Weeks PA Approval 13/08/2019	THE GRIFFIN, 1, KINGSWAY, RUGBY, RUGBY, CV22 5NT	Various ancillary external works to Public House.
R19/0828 8 Weeks PA Approval 15/08/2019	107, SIDNEY ROAD, RUGBY, RUGBY, CV22 5LD	Resubmission of R17/0722 for new build dwelling to the rear including single-storey extension
R19/0923 8 Weeks PA Approval 15/08/2019	Land adjacent to, Alfred Green Close, Rugby,	Erection of 2no. 3 bed semi- detached dwellings (substitution of housetypes for Plots 8 and 9, previously approved under planning permission reference R16/1625).
R18/0941 8 Weeks PA Approval 16/08/2019	LOTHLORIEN, MAIN STREET, FRANKTON, RUGBY, CV23 9NY	Erection of a single storey rear extension, two storey front extension, internal alterations and the creation of off-street car parking to the front of the property.
R19/0443 8 Weeks PA Approval		Extension to driveway and erection of electronic gates

Delegated

8 Weeks PA Applications

Applications Approved

16/08/2019

258 LONDON ROAD,
DUNSMORE HEATH,
STRETTON-ON-DUNSMORE,
CV23 9HX

R19/0514
8 Weeks PA
Approval
16/08/2019

24 WESTON CLOSE,
DUNCHURCH, CV22 6QD

Erection of proposed two storey
side extension.

R19/0539
8 Weeks PA
Approval
16/08/2019

83 OVERSLADE LANE, RUGBY,
CV22 6EE

Erection of single storey side and
rear extension to link existing
annex to dwelling, provision of
new boundary wall and gates to
front of dwelling and installation
of close-boarded fencing along
both perimeters of front garden.

R19/0930
8 Weeks PA
Approval
16/08/2019

8, CHARWELTON DRIVE,
RUGBY, CV21 1TU

Proposed garage conversion and
front porch.

R19/0901
8 Weeks PA
Approval
19/08/2019

7, BOUNDARY ROAD, RUGBY,
CV21 3AA

Erection of a two storey and
single storey rear extension

Delegated

8 Weeks PA Applications Applications Approved

R19/0482 8 Weeks PA Approval 20/08/2019	5 LADYSMOCK, BROWNSOVER, RUGBY, CV23 0US	Replacement of existing high garden fence
R19/0565 8 Weeks PA Approval 20/08/2019	Allen Ford, Leicester Road, Rugby, CV21 1DJ	Retrospective planning permission for the use of an area of hardstanding for the storage of motor vehicles and erection of fencing
R19/0928 8 Weeks PA Approval 20/08/2019	3, CHURCH HILL CLOSE, WOLVEY, HINCKLEY, LE10 3HH	Erection of rear dormer and installation of rooflights to front elevation roof slope.
R19/1020 8 Weeks PA Approval 20/08/2019	15, CONRAD CLOSE, RUGBY, CV22 5RX	Erection of a single storey rear extension
R19/0914 8 Weeks PA Approval 21/08/2019	MARTON DUMP TRUCKS, UNIT M OLD STATION YARD, OXFORD ROAD, RUGBY, CV23 9RU	Renovation and extension of the existing industrial Unit M.

Delegated

8 Weeks PA Applications

Applications Approved

R19/0998 8 Weeks PA Approval 21/08/2019	38, VERNON AVENUE, RUGBY, RUGBY, CV22 5HL	Single storey rear extension, front porch roof and change of elevations finish from brick to render
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R19/0764 8 Weeks PA Approval 22/08/2019	THE OLD MANOR HOUSE, EASENHALL ROAD, HARBOROUGH MAGNA, RUGBY, CV23 0HN	Erection of stable block with concrete hardstanding.
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R19/0824 8 Weeks PA Approval 22/08/2019	21, SQUIRES ROAD, STRETTON-ON-DUNSMORE, RUGBY, CV23 9HF	Single Storey kitchen extension
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R19/1019 8 Weeks PA Approval 22/08/2019	5, BILTON LANE, DUNCHURCH, RUGBY, CV22 6PY	Erection of a single storey rear extension
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R19/1033 8 Weeks PA Approval 22/08/2019	7, BILTON LANE, DUNCHURCH, RUGBY, CV22 6PY	Erection of a two storey side extension and part two storey part single storey rear extension
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74 PERCIVAL ROAD, RUGBY,

Delegated

8 Weeks PA Applications Applications Approved

CV22 5JU

R18/1439
8 Weeks PA
Approval
23/08/2019

Erection of a single storey rear extension and single storey side extension

R19/0437
8 Weeks PA
Approval
27/08/2019

DRAYCOTE WATER VISITORS CENTRE, DRAYCOTE WATER, KITES HARDWICK, RUGBY, CV23 8AB

Alteration to external appearance

R19/0843
8 Weeks PA
Approval
27/08/2019

19, LARCH CLOSE, RUGBY, RUGBY, CV22 7PJ

Erection of a single storey rear extension and first floor extension over existing garage

R19/0980
8 Weeks PA
Approval
27/08/2019

NETTLE HILL COTTAGE, 2, ANSTY LANE, COOMBE FIELDS, COVENTRY, CV7 9JL

Proposed single storey rear and side extension (Re-submission of R19/0431)

R19/1023
8 Weeks PA
Approval
27/08/2019

15 HASWELL CLOSE, RUGBY, CV22 5LU

Erection of a single storey front and rear extension together with a rear dormer window and velux window to the front along with other alterations. Amendment to previously approved R19/0716.

Delegated

8 Weeks PA Applications Applications Approved

RUGBY BOROUGH COUNCIL,
ASHLAWN CORN STORE,
ASHLAWN ROAD, RUGBY,

R19/1045
8 Weeks PA
Approval
27/08/2019

Variation of Condition 2 and 3 of
Planning Permission R19/0495 to
allow for the change in
construction materials.

R19/1054
8 Weeks PA
Approval
27/08/2019

17, ADKINSON AVENUE,
DUNCHURCH, RUGBY, CV22
6RG

Erection of a part two storey part
single storey rear extension and
side porch together with
alteration to the appearance of
the dwelling

R19/0344
8 Weeks PA
Approval
28/08/2019

THE OLD POST OFFICE, 24
MAIN STREET, MONKS KIRBY,
CV23 0QX

Demolition of existing garden
shed and erection of garden
store.

R19/0439
8 Weeks PA
Approval
28/08/2019

LAND ADJACENT TO 1 HOLLY
GROVE, CHURCH LAWFORD,
CV23 9EF

Erection of a new dwelling and a
detached garage

R19/0832
8 Weeks PA
Approval
28/08/2019

29-31, CLIFTON ROAD, RUGBY,
CV21 3PY

Change of use from B1 (Office) to
D1 (Massage Therapy Centre)
and D2 (Yoga/Pilates Studio)

Delegated

8 Weeks PA Applications Applications Approved

R19/1028
8 Weeks PA
Approval
28/08/2019

7 SEABROKE AVENUE,
RUGBY, CV22 7AR

Erection of a single storey rear
extension.

R19/1098
8 Weeks PA
Approval
28/08/2019

57, COVENTRY ROAD,
PAILTON, RUGBY, CV23 0QB

Variation of Condition 2 and 3 of
previously approved R18/1817
for the erection of a two storey
rear and side extension

R19/0938
8 Weeks PA
Approval
29/08/2019

15, MEADOW WAY,
HARBOROUGH MAGNA,
RUGBY, CV23 0HP

Retention of new access and
provision of a dropped kerb.

R19/1035
8 Weeks PA
Approval
29/08/2019

20, STAVERTON LEYS,
RUGBY, CV22 5RD

Part two storey, part single storey
side extension and single storey
rear extension to dwelling house

R19/0581
8 Weeks PA
Approval
30/08/2019

COMMERCIAL, 154
GROSVENOR ROAD, RUGBY,
CV21 3LB

Change of use and extension of
existing store to form take away
(A5) and extension to existing
retail shop (A1).

5 Livingstone Avenue, Long

Delegated

8 Weeks PA Applications Applications Approved

R19/0710
8 Weeks PA
Approval
30/08/2019

Lawford, Rugby, CV23 9BU

Proposed single storey side extension, two storey rear extension, single storey extension at first floor along with the erection of a front porch.

R19/0949
8 Weeks PA
Approval
30/08/2019

12, FLEET CRESCENT, RUGBY,
RUGBY, CV21 4BQ

Erection of a two storey side extension to replace single storey garage.

R19/1000
8 Weeks PA
Approval
30/08/2019

26, BADBY LEYS, RUGBY,
RUGBY, CV22 5RB

Two storey lift shaft

R19/0840
8 Weeks PA
Approval
02/09/2019

100, LYTHAM ROAD, RUGBY,
RUGBY, CV22 7PQ

Erection of a single storey side and rear extension.

R19/0859
8 Weeks PA
Approval
02/09/2019

9 Woodlands Road, Binley
Woods, Coventry, CV3 2DA

Erection of a replacement dwelling.

125, KINGSLEY AVENUE,

Delegated

8 Weeks PA Applications Applications Approved

R19/0969 8 Weeks PA Approval 03/09/2019	RUGBY, RUGBY, CV21 4JZ	Erection of a 2 bedroom detached dwelling house together with formation of a new vehicular access from Kingsley Avenue and associated works
R19/1012 8 Weeks PA Approval 04/09/2019	46, TENNYSON AVENUE, RUGBY, CV22 6JH	Erection of single storey side and rear extensions.
R18/2251 8 Weeks PA Approval 05/09/2019	THE OLD RECTORY, MAIN STREET, FRANKTON, CV23 9PB	Change of Use of Coach House and Outbuilding to Early Years Provision Childcare
R19/0959 8 Weeks PA Approval 05/09/2019	27, CHARLES LAKIN CLOSE, SHILTON, COVENTRY, CV7 9LB	Proposed single storey rear, side and front extension to create new living area.
R19/1053 8 Weeks PA Approval 05/09/2019	LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL	Formation of temporary construction access
		Erection of a two storey side

Delegated

8 Weeks PA Applications Applications Approved

R19/1058 8 Weeks PA Approval 05/09/2019	17, STEEPING ROAD, LONG LAWFORD, RUGBY, CV23 9SS	extension
R19/1077 8 Weeks PA Approval 05/09/2019	Units 5 and 6, Swan Centre, Chapel Street, Rugby, CV21 3EB	Change of use from Use Class A1 (Shops) to Use Class A1 (Shops) and Use Class A3 (Restaurants and Cafes)
R19/0512 8 Weeks PA Approval 06/09/2019	20 COPELAND, BROWNSOVER, RUGBY, CV21 1NL	Erection of single storey front extension, garage conversion to form a habitable room and hard- surfacing to front lawn area.
R19/0715 8 Weeks PA Approval 06/09/2019	Oakfield Cricket Club, Coventry Road, Long Lawford, CV23 9DT	Single storey side extension along with refurbishment of existing club house.
R19/0845 8 Weeks PA Approval 09/09/2019	38, STEPHEN STREET, RUGBY, RUGBY, CV21 2ES	Erection of a two storey rear extension
R19/0870 8 Weeks PA	4, BARTON ROAD, RUGBY, RUGBY, CV22 7PT	Erection of two storey side extension

Delegated

8 Weeks PA Applications Applications Approved

Approval
09/09/2019

R19/0882
8 Weeks PA
Approval
09/09/2019

DUNSMORE GARAGE,
COVENTRY ROAD,
THURLASTON, RUGBY, CV23
9JR

Demolition of the existing car showroom and erection of four detached dwellings with associated parking and landscaping (resubmission of application number R17/1977).

R19/0789
8 Weeks PA
Approval
10/09/2019

JUNCTION ONE, LEICESTER
ROAD, RUGBY, RUGBY, CV21
1RW

Installation of Automatic Number Plate Recognition (ANPR) columns and cameras and related signage within existing car park (Retrospective Application)

R19/0910
8 Weeks PA
Approval
10/09/2019

8, WESTGATE ROAD, RUGBY,
RUGBY, CV21 3UD

Erection of two storey side extension and single storey rear extension.

R19/1007
8 Weeks PA
Approval
10/09/2019

220, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2BD

Proposed new porch and infill extension to existing garage and the erection of a detached garage with ancillary accommodation, to the rear of the property.

Delegated

8 Weeks PA Applications

Applications Approved

276, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2BD

R19/1027
8 Weeks PA
Approval
10/09/2019

Alterations to front elevation,
canopy porch, landscaping and
new gated entrance.

R19/1006
8 Weeks PA
Approval
11/09/2019

20, DURRELL DRIVE, RUGBY,
CV22 7GW

Garage conversion and provision
of hard-surfacing to front of
dwelling to provide additional car
parking space.

R19/1032
8 Weeks PA
Approval
11/09/2019

CALDECOTT DAY NURSERY
2A, LANCASTER ROAD,
RUGBY, CV21 2QN

Installation of a new external door

Certificate of Lawfulness Applications

Applications Refused

R19/0906
Certificate of
Lawfulness
Refusal
28/08/2019

LAND JUNCTION OF MILLERS
LANE AND, FOSSE WAY,
MONKS KIRBY

Certificate of Lawfulness for
retention of 2no. mobile
structures used for forestry
purposes.

Delegated

Certificate of Lawfulness Applications

Applications Approved

R19/0874 Certificate of Lawfulness Approval 31/07/2019	27, ALICIA CLOSE, RUGBY, CV22 7GT	Certificate of lawfulness for single storey rear extension
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R19/0915 Certificate of Lawfulness Approval 31/07/2019	10 DURRELL DRIVE CAWSTON RUGBY Warwickshire CV22 7GW	Demolition of existing rear conservatory and erection of a single storey rear extension.
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R19/0897 Certificate of Lawfulness Approval 06/08/2019	40, CARLTON ROAD, RUGBY, RUGBY, CV22 7PD	Certificate of Lawful Development for loft conversion with the installation of a pitched roof dormer to side elevation roof slope, flat roof dormer to rear elevation roof slope and rooflight to front elevation roof slope.
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Discharge of Conditions

Applications Approved

R19/0072 19/07/2019	UNIT 1, PARKFIELD BUSINESS PARK, RUGBY WESTERN RELIEF ROAD, RUGBY, CV21 1QJ	Erection of multi-storey storage facility falling within Use Class B8, with associated ancillary B1 offices with external works, yard and vehicle parking, including roof mounted photo-voltaic
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Delegated

Discharge of Conditions Applications Approved

panels (amended scheme to
planning approval ref: R18/0523).
Discharge of conditions

R17/0777 LAND AT REAR OF THE WHITE
HOUSE, MAIN ROAD, ANSTY,
COVENTRY,

22/07/2019

Conversion of outbuilding to
create a residential dwelling

R17/0777 LAND AT REAR OF THE WHITE
HOUSE, MAIN ROAD, ANSTY,
COVENTRY,

29/07/2019

Conversion of outbuilding to
create a residential dwelling

R19/0072 UNIT 1, PARKFIELD BUSINESS
PARK, RUGBY WESTERN
RELIEF ROAD, RUGBY, CV21
1QJ

31/07/2019

Erection of multi-storey storage
facility falling within Use Class
B8, with associated ancillary B1
offices with external works, yard
and vehicle parking, including
roof mounted photo-voltaic
panels (amended scheme to
planning approval ref: R18/0523).
Discharge of conditions

R16/2152 The Old School, Main Street,
HARBOROUGH MAGNA,
RUGBY, CV23 0HS

06/08/2019

Demolition of existing Community
Rooms Building and erection of a
replacement building, including
minor alterations to the existing
Old School Building.

Delegated

Discharge of Conditions Applications Approved

(resubmission of an extant permission previously approved scheme for the demolition of existing Community Rooms Building and erection of a replacement building, including minor alterations to the existing Old School Building granted under planning permission reference number R13/1776 on 25th November 2013). Discharge of conditions 3, 4, 7 and 8.

R14/2256 LAND TO REAR OF 15 TO 27,
TOWNSEND LANE, LONG
LAWFORD,

13/08/2019

Outline application for demolition of no. 19 Townsend Lane, to create a vehicular access and use of land for residential development for the erection of up to 14 dwelling houses (access not reserved).

R16/2312 RAY GURNEY MOTOR REPAIR
SERVICES, 83-85 CLAREMONT
ROAD, RUGBY, CV21 3LX

15/08/2019

Demolition of existing building and erection of 6 flats.

R14/2338 Land adjacent 15 Parkfield Road,
Newbold, Rugby, CV21 1EN

16/08/2019

Outline application for residential development of up to 14 houses (Discharge of conditions 5,6,7,8, 9,11,13,14,15,16,20,21,22,23,24,

Delegated

Discharge of Conditions Applications Approved

25 of R14/2338)

R19/0052	Land Adjacent To Springwell House, Manor Lane, Clifton Upon Dunsmore, CV23 0BS	Erection of single storey dwelling
30/08/2019		

Listed Building Consent Applications Applications Approved

R19/0835	36, HILLMORTON ROAD, RUGBY, RUGBY, CV22 5AA	Application for listed building consent for internal and external alterations.
Listed Building Consent Approval		
19/07/2019		

R19/0768	1, Marton House, Birdingbury Road Marton CV23 9RY	Listed Building Consent for extension and conversion to incorporate existing outbuildings into the dwelling
Listed Building Consent Approval		
24/07/2019		

R19/0931	THE OLD FORGE, MAIN STREET, THURLASTON, RUGBY, CV23 9JS	Listed Building Consent for replacement of 1930's windows and alterations to the drive and frontage wall.
Listed Building Consent Approval		
13/08/2019		

11-12, MARKET PLACE,

Delegated

Listed Building Consent Applications Applications Approved

R19/0997 RUGBY, RUGBY, CV21 3DU
Listed Building Consent
Approval
23/08/2019
Listed Building Consent to repair
three windows to the rear
elevation of the commercial
property

R19/0971 HIBBETS HALL, DUNCHURCH
Listed Building Consent ROAD, RUGBY, CV22 5EL
Approval
27/08/2019
Listed Building Consent for
replacement of 2 no. sets of
external doors

R19/0967 THE OLD POST OFFICE, 24,
Listed Building Consent MAIN STREET, MONKS KIRBY,
Approval RUGBY, CV23 0QX
28/08/2019
Listed Building Consent for the
demolition of existing garden
shed and erection of garden
store.

R19/1005 THE OLD FORGE, MAIN
Listed Building Consent STREET, THURLASTON,
Approval RUGBY, CV23 9JS
10/09/2019
Listed Building Consent for
refurbishment of windows.

Major Applications Applications Approved

R19/0957 STEPNELL LTD, LAWFORD
Major Application ROAD, NEW BILTON, RUGBY,
Approval CV21 2UU

Delegated

Major Applications

Applications Approved

19/07/2019

Variation of Conditions 3 (a-e), 4 and 5 of Planning Permission R16/2307 to allow for amendments to the office areas.

R19/0442
Major Application
Approval of Reserved
Matters
30/07/2019

GORSE FARM, ASHLAWN
ROAD, RUGBY, CV22 5QE

Erection of 10 new dwellings (Reserved matters application for appearance, layout, scale and landscaping following outline planning approval under R17/0455 granted 21st March 2018).

R19/0587
Major Application
Approval
19/08/2019

COTESBACH GAME LIMITED,
COTON FARM, NEWTON LANE,
NEWTON, CV23 0EB

Variation of condition 2 of planning permission R18/0468 to amend the appearance and layout of the approved agricultural workers dwelling and agricultural buildings.

Non Material Amendment Applications

Applications Approved

R17/1165

218 Rugby Road, Binley Woods,
Coventry, CV3 2BD

Erection of a single storey side and rear extension.

Non-Material
Amendment agreed
30/07/2019

Delegated

Prior Approval Applications

Prior Approval Applications

R19/0747 SPRINGFIELD FARM, HILL
Agriculture Prior ROAD, GRANDBOROUGH,
Approval CV23 8DL
Required and Approved
18/07/2019

PRIOR APPROVAL -
AGRICULTURAL STORAGE
BARN - TOWN & COUNTRY
PLANNING GENERAL
PERMITTED DEVELOPMENT
ORDER 2015, SCHEDULE 2,
PART 6.

R19/0991 2, FAIR CLOSE, FRANKTON,
Prior Approval RUGBY, CV23 9PL
Extension
Required and Refused
29/07/2019

Prior Approval for single storey
rear extension

R19/1041 INWOODS FARM, 4, ASHLAWN
Agriculture Prior ROAD, RUGBY, CV22 5QF
Approval
Not Required
01/08/2019

Prior notification:
Building(Agricultural/forestry) for
a new agricultural building

R19/1075 31, BOUGHTON ROAD,
Prior Approval RUGBY, CV21 1BH
Extension
Not Required
13/08/2019

Prior approval for the erection of
a single storey rear extension
projecting 4 metres from the
original rear elevation of the
dwelling; eaves height of 2.5
metres; maximum height of 3.8
metres from ground level.

MEADOW FARM, FOSSE WAY,

Delegated

Prior Approval Applications

Prior Approval Applications

STRETTON-ON-DUNSMORE,
RUGBY, CV23 9NR

R19/0973
Prior Approval change
of use
Required and Approved
14/08/2019

Prior approval application for the
change of use from agricultural
building to 1 no. dwelling with
associated building operations
(Under Class Qb).

R19/1079
Prior Approval
Extension
Not Required
15/08/2019

45, HOLBROOK ROAD, LONG
LAWFORD, RUGBY, CV23 9AH

Prior approval for the erection of
a single storey rear extension
projecting 4.6 metres from the
original rear elevation of the
dwelling; eaves height of 2.4
metres; maximum height of 3.4
metres from ground level.

R19/0987
Prior Approval change
of use
Required and Refused
16/08/2019

VENTNOR FARM, CALCUTT
LANE, STOCKTON, RUGBY,
CV23 8HY

Prior approval for change of use
of Agricultural building to 1 no.
dwellinghouse

R19/1037
Prior Approval
Extension
Not Required
19/08/2019

139, BILTON ROAD, RUGBY,
CV22 7AS

Erection of a single storey rear
extension with roof lantern,
projecting 3.4 metres from the
rear of the dwelling

1 BIRCHWOOD ROAD, BINLEY

Delegated

Prior Approval Applications

Prior Approval Applications

WOODS, CV3 2JG

R19/0619
Prior Approval
Extension
Not Required
21/08/2019

Prior approval for the erection of a single storey rear extension projecting 4.7 metres from the original rear elevation of the dwelling; eaves height of 2.5 metres; maximum height of 3.99 metres from ground level, with pitched roof.

R19/1091
Prior Approval
Extension
Not Required
21/08/2019

10, BALFOUR PLACE, RUGBY,
CV22 5EF

Prior approval for a rear extension measuring 4.05 metres in depth; 3.503 metres in height to the ridge; and 2.1 metres in height to the eaves.

R19/1087
Agriculture Prior
Approval
Not Required
22/08/2019

FIELD SIDE BUNGALOW,
DYERS LANE, WOLSTON,
COVENTRY, CV8 3HE

Prior notification: Building (agricultural/forestry) for a steel portal framed extension to agricultural storage building

R19/0834
Prior Approval change
of use
Required and Approved
27/08/2019

MERLIN FIELD FARM,
GIBRALTAR LANE,
LEAMINGTON HASTINGS,
RUGBY, CV23 8EX

Prior Approval for change of use of an agricultural building to a dwellinghouse.

Prior Approval Change of Use of

Delegated

Prior Approval Applications

Prior Approval Applications

R19/0975
Prior Approval change
of use
Required and Approved
28/08/2019

GIBRALTAR FARM,
GIBRALTAR LANE,
BROADWELL, RUGBY, CV23
8EX

existing agricultural building to
1no. dwelling.

R19/0985
Prior Approval change
of use
Required and Approved
29/08/2019

AGRICULTURAL BUILDING
(south side), FLECKNOE ROAD,
BROADWELL

Change of use of existing
agricultural barn to 1no. dwelling
(Re-submission of R18/0342).

R19/1114
Agriculture Prior
Approval
Not Required
30/08/2019

LAND OFF BARR LANE, BARR
LANE, BRINKLOW

Prior notification of agricultural or
forestry development for
agricultural barn.

R19/1140
Demolition Prior
Approval
Withdrawn by Planning
Dept
04/09/2019

MARTINS FARM COTTAGES,
ASHLAWN ROAD, RUGBY,
CV22 5QE

Application for prior notification of
proposed demolition of 2 farm
cottages, 2 garages, outbuildings
and barn.

18, STRETTON ROAD,
WOLSTON, COVENTRY, CV8

Delegated

Prior Approval Applications

Prior Approval Applications

3FR

R19/0977

Prior Approval

Extension

Not Required

06/09/2019

Prior Approval application for a single storey rear extension projecting 5.0 metres from the original rear elevation of the dwelling, 4.2 metres in width and a height of 2.6 metres to the flat roof with a glass roof lantern.

R19/1101

Prior Approval

Extension

Not Required

06/09/2019

271, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2BE

Prior approval for the erection of a single storey flat roof rear extension projecting 4.5 metres from the original rear elevation of the dwelling; eaves height of 2.95 metres; maximum height 3.17 metres from ground level.
