

14 May 2018

## **PLANNING COMMITTEE - 23 MAY 2018**

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 23 May 2018 in the Council Chamber at the Town Hall, Rugby.

Adam Norburn  
Executive Director

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

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

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

### **PART 1 – PUBLIC BUSINESS**

1. Minutes.

To confirm the minutes of the meetings held on 25 April and 17 May 2018.

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. Diversion of part of Bridleway R102 - Motorway Service Station site, Rugby.
6. Diversion of part of Bridleway R103 Gateway site off Leicester Road, Rugby.
7. Tree Preservation Order No. 403
8. Planning Appeals Update.
9. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
10. Delegated Decisions – 28 March 2018 to 25 April 2018.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2018/19 – 2) are attached.

### **Membership of the Committee:**

Councillors Mrs A'Barrow, Mrs Avis, Bearne, Brown, Butlin, Garcia, Gillias, Miss Lawrence, Lewis, Sandison, Mrs Simpson-Vince and Srivastava (subject to confirmation at Annual Council meeting on 17 May 2018)

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic Services Officer (01788 533524 or e-mail [claire.waleczek@rugby.gov.uk](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

*If you wish to attend the meeting and have any special requirements for access please contact the Democratic 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](http://www.rugby.gov.uk/speakingatplanning)).*

**Planning Committee – 23 May 2018**

**Report of the Head of Growth and Investment**

**Applications for Consideration**

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

- Applications recommended for refusal with the reason(s) for refusal (pink pages)
- Applications recommended for approval with suggested conditions (yellow pages)

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

There are no applications recommended for refusal to be considered.

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R17/2113	117 Newbold Road, Rugby, Warwickshire, CV21 2NG Residential development comprising Part-3/Part-4 and Part-5 Storey building incorporating 98 no. apartments, re-configuration of existing access, provision of 81 parking spaces, cycle and refuse provision, planting and landscaping.	3
2	R18/0522	4 St Michaels Close Rugby Detached garden annexe to rear of property.	29

**Reference number: R17/2113**

**Site address: 117 Newbold Road, Rugby, Warwickshire, CV21 2NG**

**Description: Residential development comprising Part-3/Part-4 and Part-5 Storey building incorporating 98 no. apartments, re-configuration of existing access, provision of 81 parking spaces, cycle and refuse provision, planting and landscaping.**

**Case Officer Name & Number: Nigel Reeves – 01788 533489**

## **Introduction**

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as the application comprises Major Development.

## **Application Proposal**

This application seeks full planning permission for the demolition of all existing buildings on the site frontage and new residential development comprising a Part-3/Part-4 and Part-5 Storey building incorporating 98 no. apartments, the re-configuration of the existing access, the provision of 81 parking spaces, cycle and refuse provision, and on-site planting and landscaping.

It is proposed to construct a new three/four-storey building with an 'L-Shaped' footprint, including a 5-storey corner element on the NE corner, to provide a feature on the most prominent part of the site. The main part of the building comprises a three-storey building, which is placed along the northern boundary looking towards the GEC car park, with a shorter return facing onto Newbold Rd. The existing landform is used to create an additional lower ground floor on the north side of the building only to provide 13 units

Access to the site is gained via an altered access off Newbold Road (where a right turning lane has been provided). This leads into a rear parking area where 81 parking spaces are provided. Pedestrian access is provided via a shallow grade ramp to the main building entrance in the NE corner. Secondary building entrances are provided to separate parts of the building from the rear parking court.

The proposal comprises the following unit mix:

- 21 no. x Studio apartments
- 27 no. x 1-Bed apartments
- 50 no. x 2-Bed apartments

The proposed building design includes a taller feature on the NE corner of the site, to provide a landmark feature on this prominent corner of the building. This element of the building contains large balconies and significant glazing to produce a more lightweight appearance. The longer northern/southern elevation is broken up into distinct modules (resulting from the setbacks for the building entrances). A variety of building materials is also used - red brick, white render panels, vertical wooden boarding and zinc roof panels – plus some slight variations in building

heights helps to break up the building massing when viewed from the north and south. A similar design is also used for the shorter elevation facing Newbold Rd.

4 large secure cycle storage areas (containing space for up to 200 bicycles) are provided in the basement of the building. The stairs will be adapted to include cycle ramps at the edges to allow residents to easily access the cycle stores from the building entrances.

An indicative landscaping scheme is also proposed, with tree/shrub planting along the southern boundary and a grid of trees to break up the open expanse of the large parking court. The area to the front of the building also contains tree/shrub planting alongside the entrance paths and the site boundary.

The application has been the subject of detailed pre-application discussions, relating to the design of the building and its relationship to the immediate surroundings, traffic generation as well as landscaping/tree planting on the parking court and along the site boundaries. This resulted in the original proposal of 118 units being reduced to the current scheme of 98 units.

The planning application is supported by the following information:

- Planning Application Form
- Site Layout
- Building Elevations and Floorplans
- Planning Statement
- Design and Access Statement
- Transport Assessment (plus a Supplementary Transport Assessment)
- Acoustic Report
- Noise Assessment
- Air Quality Assessment (plus Supplementary Assessment)

A Viability Assessment was subsequently submitted by the applicant.

### The Site and Surrounding Area

The application site is located on the west side of Newbold Road (A426), which is a main route into the Town Centre, close to the junction with Wood Street. The site is bounded by residential properties on Worcester St to the south, whose rear gardens run down to the southern site boundary, and on the opposite side of Newbold Rd. The GEC works, including an office building is situated immediately to the west and the main works entrance and a car park lie immediately to the north. The West Coast Railway line runs on a raised embankment further to the north.

The site lies on an elevated position when viewed from the north, but is generally flat and is mainly open and surfaced. There are some low-rise buildings on the site frontage, currently used as a car wash. The majority of the site to the rear is vacant.

### Relevant Planning History

R11/0176 Change of use of site from vehicle rental hire (sui generis) to container storage business (Class B8) – Approved August 2011 for a temporary period of 10 years. (NB. Permission has never been implemented)

## **Technical Responses**

Warwickshire County Council (Highways) - Object

Warwickshire County Council (Ecology) – Require a Bat Survey for frontage building to be demolished

Warwickshire County Council (Flood Risk Management) – No objection subject to conditions.

Rugby Borough Council (Public Realm) – No objection

Rugby Borough Council (Housing) - Awaited

Rugby Borough Council (Environmental Services) - Object

Rugby Borough Council (Work Services) – No comment

Severn Trent Water – No objection subject to standard drainage conditions

Warwickshire Fire & Rescue – no objections subject to conditions

Warwickshire Police – no objections

## **Third Party Responses – Original Submission**

Adjoining neighbours have been notified and 6 letters of objection have been received raising the following issues:

- Lack of parking for the proposed apartment – 81 parking spaces are provided for 98 flats
- The extra cars will park on surrounding streets, including Worcester St, which already has parking problems – development will therefore have a direct impact on local residents and add to existing parking problems – every evening Worcester St is crammed with parked cars
- Increase in traffic on existing very busy route into Rugby (Newbold Rd) and will add to existing traffic problems – traffic situation is currently horrendous and causes delays and blockages to emergency vehicles using this route – turning into/out of Wood St and Worcester St is horrendous now.
- A further pedestrian crossing was refused by RBC on Newbold Rd (adjacent to Lancaster Rd). It will make crossing a very busy road more difficult especially for families with young children
- The existing safety barrier scheme at the site entrance, currently provides a safe refuge for children travelling to nearby schools – this will be lost.
- A 3 to 5 Storey building with result in overlooking of our property and result in loss of privacy to our living space and garden and loss of light – would overwealm our property
- Other sites in the Borough are more suitable for housing development – Butlers Leap and Boughton Rd
- The site has been vacant for years and local residents have enjoyed the peace and tranquillity that results
- People on opposite side of Worcester St have not been consulted

## **Relevant Planning Policies and Documents**

National Planning Policy Framework – 2012

Paras 11-14: Presumption in favour of Sustainable Development

Para 17: Core Planning Policies.

Section 4: Promoting Sustainable Transport

Section 6: Delivering a Wide Choice of High Quality Homes

Section 7: Requiring Good Design

### Core Strategy – 2011

Policy CS1: Development Strategy

Policy CS10: Developer Contributions

Policy CS11: Transport and New Development

Policy CS16: Sustainable Design

Policy CS17: Sustainable Buildings

Policy CS18: Portfolio of Employment Land

Policy CS19: Affordable Housing

### Saved Local Plan Policies – 2011

Policy T5: Parking Facilities

Policy GP2: Landscaping

Policy ED6: Retention of Other Employment Land

Policy LR1: Open Space Standards

### Supplementary Planning Documents

Housing Needs

Planning Obligations

Sustainable Design & Construction

The replacement Rugby Local Plan has recently been the subject of Examination and the Inspectors report is awaited. At the present moment in time any policies contained in the new Local Plan have very limited weight in the decision making process.

### **Determining Considerations**

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

### Principle of Development

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

The application site is located within the Urban Area of Rugby as defined in Policy CS1 of the Core Strategy. The site is also within walking distance of the Town Centre as well as the railway station and is thus a sustainable location. As such; there is a principle in favour of



sustainable development subject to all planning matters, including local and national planning policies and any other material considerations, being appropriately addressed.

The site is currently allocated as 'white land' in the adopted Local Plan, reflecting its long-standing industrial use – the site was used as a gas works until the 1980s, when the two gasometers were demolished. Since then it has been used for vehicle sales and as a car wash on the site frontage.

Saved Policy ED6 seeks to protect existing employment land. The site is not considered to currently be in a true employment use – the vast majority of the site was last used for car sales and rentals which is 'sui generis' and not in one of the established employment use classes (B1, B2 or B8). It is also not well located for a new employment use, given the proximity of residential properties to the site. A marketing report was submitted which demonstrated limited interest in the site since October 2010, although the site has been marketed in journals such as 'Estates Gazette' as well as local newspapers.

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

#### Design/Impact on the Character of the Locality

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

The application site is surrounded by a mixture of houses dating from the early Twentieth Century and 1930s to the south and east and business development (comprising the GEC works) to the north. There is a main access road to the GEC works immediately to the north of the site, with a car park at a lower level before the main West Coast Railway line passes by the site on a raised embankment. Newbold Road, the main entry to the town from the north passes the east of the site.

The site is situated on raised ground and is fairly prominent when viewed from Newbold Road to the north and from parts of Leicester Road further to the north. It is mainly vacant with a frontage building used as by a temporary car wash, and currently adds little to the quality of the area.

The proposed building will be visible from these locations and from further afield, but will form part of a backdrop of buildings on rising land to the south (including the larger industrial buildings on the GEC works).

There are many contrasting building styles in the locality, reflecting buildings of different eras as the area developed in an organic manner over time.

The proposed building has a modern appearance and includes a taller feature on the NE corner of the site, to provide a landmark feature on this prominent corner of the building. This element of the building contains large balconies and significant glazing to produce a more lightweight appearance. The longer northern/southern elevation is broken up into distinct modules (resulting from the setbacks for the building entrances). A variety of building materials

is also used - red brick, white render panels, vertical wooden boarding and zinc roof panels – plus some slight variations in building heights helps to break up the building massing when viewed from the north and south. A similar design is also used for the shorter elevation facing Newbold Rd. The proposal is therefore considered to provide a more appropriate contemporary design response for this site.

Whilst the proposed building massing is slightly larger than other buildings surrounding it, the site is large and prominently located and could thus accept development of a larger scale. The site has been open and vacant for a number of years and therefore a proposal that re-uses vacant land and introduces an improvement to the visual qualities of the locality can be supported.

The proposed building also has an 'L-Shaped' footprint, which is pushed towards the northern and eastern site boundaries, helping to enclose and define the site with perimeter buildings. The car parking is contained within an enclosed parking court, and will not be particularly visible from public viewpoints.

An indicative landscaping scheme is also proposed, with tree/shrub planting along the southern boundary and a grid of trees to break up the open expanse of the large parking court. The area to the front of the building also contains tree/shrub planting alongside the entrance paths and the site boundary.

The proposal is thus considered to have a beneficial impact on the design and appearance of the locality and thus complies with Policy CS16. This is recognised and addressed in the overall planning balance at the end of this report.

#### Impact on Residential Amenity

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

The nearest properties to the proposed new building are located on Newbold Road to the south and east of the new building. The gable wall of No. 115 Newbold Rd (containing habitable room windows facing the site) is positioned 14.5m from the nearest corner of the proposed building. The frontage of the new building is also set back from Newbold Rd and thus the frontage of No. 115, so the windows in this property will overlook the front garden of the dwelling. The ridge height of No. 115 is 105.3m AOD. The ground level on the application site will be partly excavated and the side elevation of the new building will be 11.8m high (2.0m above the ridge height of No. 115). This relationship is considered to be acceptable.

On the opposite side of Newbold Rd, Nos. 80-84 directly face the application site and sit at a lower level. Although the proposed building sits on raised land, it is set back from the road and will be generally 33.0m from the frontage of these houses (apart from the corner part containing balconies, which is 27.5m from the nearest corner of No.84). Whilst there will be some change to the outlook across Newbold Rd from these dwellings as the scale of the new building is bigger, this relationship is not considered to be too overbearing or would result in a significant loss of privacy to these properties due to the separation distance.

There are also houses in Worcester Street, whose gardens back onto the southern boundary of the application site. The rear elevations of these houses are generally in excess of 20m from the site boundary, although some project closer to within 15.0m of this boundary. The corners

of the new building will be 44.0m from the rear of houses at the closest points although the majority of the new building will be further away. The new building will be three-storey in height facing these houses and there will be tree-planting on the intervening boundary. This relationship is considered to be acceptable.

It is therefore considered that there will be no materially adverse impacts on the occupiers of the neighbouring properties in terms of loss of privacy or by the introduction of an overbearing and over dominant forms of development. This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

### Highway Safety

Policy CS11 and Section 4 of the NPPF seeks to promote sustainable modes of transport and also seeks to mitigate against the transport impacts that may arise from new development proposals. Planning decisions should take account of the following:

- The opportunities for sustainable transport
- That safe and suitable access to the site can be achieved for all people
- That improvements can be undertaken within the highway network that cost effectively limit the significant impacts of the development
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

It is proposed to re-model the existing site access off Newbold Road, plus the inclusion of a right turn ghost island, to allow cars wishing to turn right into the development to do so safely. In addition, a signalised 'puffin' pedestrian crossing will be provided across Newbold Road, close to the site entrance.

A Transport Assessment has been submitted to support the proposal. It is estimated that the traffic generation from 98 dwellings during the busiest times of the day is as follows:

AM Peak	Arrivals – 17	Departures – 38	Total - 55
PM Peak	Arrivals - 33	Departures - 19	Total - 52

In terms of trip distribution from the site, the total traffic flows travelling north and south from the new site have been calculated as providing a trip distribution of 46% travelling north and 54% travelling south from the site.

The total number of trips to and from the site is estimated as being up to 450 vehicles per day. The total number of vehicles using Newbold Rd on a daily basis is almost 27,000. The proposal will therefore increase traffic flows by around 1.66%.

The following junctions were assessed during the morning and evening peak hour periods for years 2017 and 2027:

- B4112 Newbold Road/Western Relief Road/Yates Avenue
- A426 Leicester Road/B4112 Newbold Road
- A 426 Newbold Road/Evreux Way/Oliver Street
- Newbold Road/Corporation Street/Lawford Road Gyratory.

Traffic Growth is forecast to grow strongly in the locality of the site over the next 10 years – by 13.6% in the morning peak and by 12.74% in the evening peak. This results in the following impacts on the operational efficiency of the following key junctions:

- Newbold Road/Evreux Way – 0.84 in 2017/0.97 in 2027.
- The Newbold Road/Corporation Street/Lawford Road Gyratory – 0.78 in 2017/0.93 in 2027
- Leicester Road/Newbold Road – this only increases to 0.85 in 2027

It is claimed in the TA that the proposed development will not have a material impact on any existing junction in either 2017 or 2027.

Warwickshire CC Highways originally objected on a number of grounds, but these have been satisfied by the submission of additional traffic modelling for the Newbold Rd and Wood St junction, for pedestrians crossing Newbold Rd, as well as analysis of personal injury accidents in the vicinity of the proposed access.

Warwickshire CC Highways remaining objection to the proposal relates to the length of time that vehicles would have to wait to leave the site in the AM and PM peak. WCC Highways have interpreted 'LINSIG' Assessment as suggesting that the average delays on the site access arm of the new junction would be 214 seconds in the AM peak and 75 seconds in the PM peak periods in 2027. This is claimed to be significantly detrimental to the safe and efficient operation of the highway network, given these delays, which may result in some queuing or waiting drivers to become frustrated at the lack of opportunities to enter the main road (Newbold Rd) and choose to take more risky movements at the junction, such as the use of inappropriately small gaps in traffic or pulling into the path of northbound traffic while waiting for a gap in southbound traffic. This could lead to an increase in personal injury accidents.

The applicants Highway Consultant disputes this and instead argues that the waiting times will be much lower. Using 'LINSIG' and with a signal controlled crossing, the average delay per vehicle would be as follows:

- 2017 AM Peak – 19 secs per car unit
- 2017 PM Peak – 13 secs per car unit
- 2027 AM Peak – 38 secs per car unit
- 2027 PM Peak – 21 secs per car unit

Obviously there is currently a discrepancy between the applicants and WCC Highways, about the findings set out in the submitted Transport Assessment, as well as a difference of opinion about whether LINSIG (the applicants preferred modelling approach) or PICARDY (WCC Highways preferred modelling approach).

Following a meeting between the applicants and WCC Highways, a further option to merge the pedestrian crossing with the operation of the junction to create a signalised access/egress to the site on one of the signal phases. This is likely to involve a green phase of 5 seconds for traffic entering/leaving the site, with a total delay of 12 seconds to traffic along Newbold Rd.

A revised scheme along the above lines has been submitted to WCC Highways for their consideration, although the results about its acceptability were not available at the time of drafting this report.

The comments of WCC Highways about the acceptability of the merged pedestrian crossing/site access junction, to overcome their objection, will be reported as a verbal update at the meeting.

### Car and Cycle Parking Provision.

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

The proposal will contain 98 studio flats and apartments. A total of 81 car parking spaces – 71 available for residents of the development and 10 allocated for visitor parking.

Although the site is designated in the SPD as being in the Low Access Zone, it is very close to the boundary to the High Access Zone surrounding the Town Centre and in all intents and purposes is well located to the town centre, to local bus routes and is only 1.0 km from Rugby Railway Station. It therefore could be viewed as being a site that could be construed as being better related to the high access zone.

In the High Access Zone the following parking standards apply:

Studio Units – 0.5 spaces/unit (21 studios x 0.5 = 11.5 spaces)

1-2 bed units – 0.75 spaces/unit (79 studios x 0.75 = 59.75 spaces)

In terms of cycle parking provision 1 cycle space/flat is required. A total of 200 cycle parking spaces are provided in various locations in the building basement, accessed via ramps to the entrance doors. This is a significant over-provision and will also be in a secure location close to the flats they serve, and thus are likely to be well used and will encourage alternative modes of transport for residents of this site.

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

### Air Quality.

Newbold Road along with the town centre gyratory system forms one of the busiest parts of the highway network in the Borough, which also results in higher levels of air pollution in the vicinity of these roads.

The urban area of Rugby town and Dunchurch was designated as an Air Quality Management Area (AQMA) under the Environment Act 1995 on 16th December 2004 due to air quality not being able to meet government standards for nitrogen dioxide (NO<sub>2</sub>).

As a general rule, an air quality assessment (AQA) will be required where a development is anticipated to give rise to significant changes in air quality. These changes may arise during both the construction and operational phases. There will also be a need to assess air quality implications of a development where a significant change in relevant exposure is anticipated, such as when new residential properties are proposed in an area known to experience poor air quality.

The following mitigation measures may be required (list not exhaustive):

- Measures during the construction of new development including dust control, site monitoring and plant emissions;
- Improved access to public transport;
- The provision of on and off site facilities for cycling and walking;
- The management of car parking;
- Traffic management;
- Road infrastructure improvements;
- Green Travel Plans;
- Monitoring of air pollution

An Air Quality Assessment (AQA) has been submitted by Hoare Lea. This recognises that the maximum increase in traffic from the development is 450 vehicles per day –with slightly less than half travelling north and slightly more than half travelling south.

The submitted AQA reviewed the existing baseline and construction air quality. An Addendum report covered the impact of traffic emissions associated with the proposed development on existing receptors and also the impact on future users of the development.

The executive summary of the AQA modelling of traffic generated by the development was predicted to be negligible at all existing receptors assessed for the pollutants NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>. In addition concentrations of these pollutants would remain below the relevant objectives at the proposed development.

RBC Environmental Services currently object to the proposal as they do not believe that the true impact of the development in air quality terms has yet been modelled correctly. There is concern on the following grounds:-

- The use of DEFRA background may be good practice, but not when local data shows level to be much higher.
- Although the AQA used the Avon Valley School diffusion tube data, this is claimed to not fully represent the background data along Newbold Rd. The more representative data is from Avon Mill Pub (39.5 ug/m<sup>3</sup> in 2016) or Newbold Rd (32.4 ug/m<sup>3</sup> in 2016). The AQA modelling should therefore demonstrate that an increase of 450 daily road movements onto Newbold Road would have a negligible impact on air quality.
- There are a number of houses next to the Avon Mill Pub which are relevant receptors.

One of the main problems identified by RBC Environmental Services is the amount of right turning movements that occur along Newbold Rd, which impact on flows and result in increased emissions from stationary traffic, which would increase as a result of the development

In response to this the applicants have provided the following:

- The contribution from the traffic from the proposed development is less than 0.2 ug/m<sup>3</sup>, which is considered to be negligible. If this is added to the 39.5 ug/m<sup>3</sup> measured at the Avon Mill monitoring site in 2016, the Air Quality objective would still be achieved.
- There is likely to be some reduction in NO<sub>2</sub> concentrations in the future – resulting from the likely reductions in background concentrations (which are often a large proportion of the

total) and traffic emissions as the proportion of Euro 6/VI diesel vehicle increase, and which have significantly lower NOX emissions.

- The houses next to the Avon Mill Pub are set back from road and using the Nitrogen Dioxide fall off with distance calculator, the figure in the nearest garden is 30.3 ug/m3.

Any potential increase in air pollution is a very important consideration and should be given significant weight in the decision making process.

The question of banning right-turning movements was investigated with the highway consultants and WCC Highways and this was thought to be problematic, as it could encourage U-turns or other dangerous manoeuvres in the highway, rather than vehicles turning at appropriate roundabouts and then returning in the correct direction.

In order to further address RBC Environmental Service's concerns, a range of mitigation measures are currently being investigated, including:

- Electric Charging Points within the car park to encourage a proportion of residents to use electric/hybrid vehicles
- A Travel Management Plan for the Site. This would set targets for the use of sustainable transport alternatives e.g. car share, cycling, walking etc. The targets would then be assessed each year to see if further measures/targets need to be incorporated into the Travel Management Plan. The overall aim would be reduce car use year on year.
- Contributions to future Sustainable Transport Initiatives that will encourage the use of sustainable transport alternatives (e.g. bus stop improvements, travel packs for incoming residents etc).
- The significant provision of secure cycle parking spaces within the building will also encourage increases in the use of cycles as a mode of transport.
- Tree planting along the Newbold Rd and Wood St frontages to the site as well as in the rear parking court.
- The revised junction design (incorporating a signalised access/egress phase), to attempt to minimise stationary traffic and thus contribute to an improvement in air quality on this part of Newbold Rd

A verbal update will be provided at the meeting about the exact amount of mitigation measures that will be provided as well as whether RBC Environmental Services are now satisfied with the proposal and can remove their objection.

### Contaminated Land.

A preliminary Investigation Report has been submitted by 'Soilechnics' to support the proposal. This sets out the following:

- The majority of the land is derelict land with a disused bituminous and concrete surfaced car park. A steel framed building used as a car wash lies on the Newbold Rd frontage

- There are two masonry buildings (gas storage holder and concrete storage bays) lie alongside the southern boundary. A disused 10,000 litre fuel tank and fuel pumps lies within one of the storage bays
- A review of OS maps indicates that the site was formally part of a gas works and comprised two gasometers constructed c 1905 and c1938. This site was re-developed in the late 1980s and used as a haulage depot

In terms of chemical and gaseous contaminated risk assessments the following recommendations were made in the report:

- Given the history of the site there is a high-likelihood of significant contamination being present on the site - metals, organics, PAHs TPHs BTEX, asbestos. On this basis a Phase II Investigation is required to determine the nature and extent of such contamination and to determine an appropriate remediation strategy
- Due to the likely presence of deep Made Ground on site, there is considered to be a risk from landfill gas and thus we recommend the installation of a gas monitoring regime, following procedures described in CIRIA report C665, to quantify risk and appropriate mitigation.

Conditions will therefore be applied covering these matters.

#### Noise.

An Acoustic Report (Hoare Lea) has been submitted to support the application given the proximity of the site to Newbold Road, the West Coast Railway line and employment sites to the west.

RBC Environmental Services raise no objections to the proposal subject to appropriate conditions to protect the residential amenities of the new occupiers of the flats.

#### Flood Risk.

The site is located in Flood Zone 1 and is thus not at risk of Flooding. A Flood Risk Assessment and Drainage Strategy has been submitted with the planning application.

Warwickshire County Council Flood Risk Management Team raise no objection to the proposal, but requires conditions dealing with limiting the discharge rate for surface water run-off and to provide surface water attenuation as well as providing a detailed surface water drainage scheme, which includes sustainable drainage principles.

These matters are included as planning conditions.

#### Planning Obligations.

There are a large number of planning contributions sought by various consultees in order to mitigate the impact of the development on services that they provide. These include

- Open Space.



The development falls within Benn Ward where there is a deficit in a number of open space categories. However there is limited scope for development opportunities involving open space projects, apart from in Caldecott Park which is near to the development site. The S106 request combines provision for children and young people, parks and gardens, amenity greenspace, natural and semi-natural greenspace and outdoor sports, and comprises the following projects:

- Refurbishment of Toddlers Play Area - £50,000
- Refurbishment of Tennis Courts – £40,000
- Improvements to the Bandstand - £20,000
- Development of the Community Growing Scheme - £20,000
- New people counters - £5,000

**TOTAL - £135,000.**

- Health Provision.

A request has been made by University Hospitals Coventry & Warwickshire NHS Trust for the increased costs of delivering acute health services to the incoming population of the proposed development.

This amounts to **£53,239**

- Education.

WCC Infrastructure Team consider that due to the low pupil yield this type of development would produce, it is not appropriate to request a contribution in this instance.

- Libraries.

None requested.

- Affordable Housing.

Policy CS19 in the Rugby Core Strategy (2011) sets a target of 40% affordable housing to be provided on all sites in excess of 30 dwellings/1 hectare. In line with the adopted SPD the tenure split should include at least 75% rented properties. I would not wish to see a significant number of studios included as Affordable Housing Units, as these do not generally meet local affordable housing needs. It is also important to ensure that the floorspace of the affordable housing units meet the minimum HCA standards that our selected partner housing associations use, so that they can bid to take over these units in due course.

- WCC Infrastructure Team.

The Sustainable Travel Packs Contribution of £75 per dwelling is to be paid to the County Council for the provision of information packs for owners and Occupiers of the Dwellings which include information on sustainable modes of transport and to help promote sustainable travel and road safety in the local area.

Funds to be paid upon commencement of the development.

**Service Area total - £7,350**

A contribution is also sought to enhance the existing northbound and southbound bus stops on the A426 Newbold Road in proximity to the proposed new development. The location of each respective bus stop is as follows:

- Newbold Road (A426) near Hunters Lane (designated southbound bus stop);
- Newbold Road (A426) opposite Avon Street (designated southbound bus stop); and
- Newbold Road (A426) near Avon Street (designated northbound bus stop).

Due to the no foot-way being in place on the western side of the A426 Newbold Road approaching the railway bridge over the A426 near the Alstom site it is thought highly unlikely that occupiers of the proposed new development would utilise the northbound bus stop on Newbold Road (A426) opposite Hunters Lane.

The proposed new development is situated approximately the same distance from the two southbound bus stops. Therefore, it is easily conceivable that occupiers of the new development would decide to utilise both bus stops to access local bus services heading towards Rugby town centre.

#### Bus Stop Infrastructure Enhancement Requirements:

The extent of the enhancement works at each bus stop should be as follows:

- Provision of a bus stop pole (existing bus flag and timetable case to be attached to it by Stagecoach Midlands);
- Raised kerbing / bus boarding point works;
- Provision of bus stop clearway box markings on the carriageway; and
- Provision of a No Parking sign.

Note: Due to constraints caused by the narrow width of the foot-way on both sides of Newbold Road it is not possible for any bus shelters to be provided.

#### Contribution Sought:

- Design Charge (WCC Design Services) - £2,500;
- Construction Costs – £10,000; and
- Supply and Installation of New Bus Stop Poles and No Parking Signs - £1,500.

#### **Total Developer Contribution Requested - £14,000.**

Due to the anticipated level of site remediation, the applicants commissioned a Financial Viability Assessment by Jackson Webb, to assess the viability of the proposed development.

This indicates the following:

- Jackson Webb have formed the opinion that a developer would endure considerable construction and commercial risk
- The site formally accommodated two large gasometers. Whilst the super-structure of these gasometers has been removed, it is understood that considerable subterranean structures remain, together with associated toxic contamination
- This has resulted in significant abnormal costs in the main appraisal with a further c£230,000 of likely additional costs identified by construction consultants (but subject to further site investigation)
- In terms of commercial risk, the appraisal model indicates that the application scheme will only become viable if residential sales values continued to rise at a similar rate to that experienced in Rugby of around 7.78% for the year to December 2017. A

developer would therefore be reliant on continued sale price inflation – anticipated to be 7.0% per annum

- The residual site value appraisal model demonstrates that where sales price inflation is not included, and there are no affordable housing units or Section 106 Agreement financial contributions, the developers return fails to derive any developers return until the site value falls below £326,000. With a zero site value the Developers Return is still only 2.94% of GDV.
- If the policy level of affordable housing and other planning obligations are imposed on the application scheme, it could cause the project to go below an acceptable level of Developers Return and possible into a loss, preventing the development from coming forward.
- It is therefore recommended that the LPA should not instigate any Section 106 obligations (including affordable housing) or financial contributions in connection with this planning application.

Obviously the loss of the above planning contribution is significant and therefore the LPA had the Financial Viability Assessment independently assessed by Dixon Searle Partnership, who have acted for the Council previously on these matters. They concluded the following:

- It is our view that that most of the assumptions used in the FVA appear to be reasonable, apart from some minor differences.
- A fixed benchmark land value of £561,000 produces a residual profit of 0.70% of GDV, where nil affordable housing or other s106 requirements are included in the appraisal.
- Only with the assumption of inflated sales values does the scheme produce a profit that may be considered 'viable'.
- Based on the assumptions used (and on the assumption that no inflation is allowed in relation to sales values, this would appear to be an unviable scheme regardless of the affordable housing requirement.
- Given a development appraisal based on current day costs and values, we have been unable to find sufficient scope for improvement to the stated position that would lead to the ability of the scheme to contribute towards much needed affordable housing locally. The Council may take the view that the s106 requirements are such that without them the scheme would not be acceptable in planning terms.

Therefore the independent assessment concludes that the scheme is currently not viable and that the applicants are relying on future increased sales values to make the scheme work. This makes the viability of the scheme risky, possibly demonstrating why the site has lain vacant for so long.

The applicants therefore have not offered to make any contributions to include affordable housing in the development or to provide any contributions towards the above services, due to their submitted Financial Viability Assessment.

The outstanding matters surrounding the mitigation of highways and air quality issues may require some level of contribution to make the development acceptable. This will become clearer when these matters are further addressed and a verbal update on this will be provided at the meeting.

## Conclusion – The Planning Balance.

The latest position in terms of the Council's housing land supply is set out below:

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

Further monitoring reports are shortly to be released in relation to the Local Plan Examination. It is understood that this still doesn't demonstrate that the Council has a 5 Year Housing Land Supply, although this has not yet been formally published. If the position changes, the latest position on housing supply will be reported as a verbal update at the meeting.

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

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

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

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

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

Even if the position relating to housing supply changes and the Council can demonstrate a 5 year supply of housing, then the presumption in favour of sustainable development would still be relevant in this decision.

The NPPF sets out a presumption in favour of sustainable development and advises decision-takers to approve a development proposal that accords with the development plan without delay. The question of whether or not a particular proposal constitutes "sustainable development" is not simply a matter of location; it involves a wide variety of other considerations, including the three dimensions of sustainability. The NPPF at paragraph 7 identifies the three dimensions to sustainability, those being economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable

development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

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

- The proposal is located in a sustainable location in a suburban area of the town, well located to public transport and near to shops and other community facilities (Environmental and Social).
- It would contribute to the existing 5 Year housing shortfall (Social)
- The proposal would result in a significant number of additional lower-cost residential properties in the town, that would also provide economic (employment during the construction period) and social (increased availability of housing) gains.
- The site would regenerate a 'previously developed' and badly contaminated site that has lain empty for many years, in a prominent location at the entrance to Rugby Town Centre (Environmental Benefit)
- The proposal is not considered to adversely affect the amenities of the occupiers of neighbouring properties.

In conclusion, whilst there may be some identified harm to highway safety or air quality caused by this proposal, these potential adverse impacts may not be so severe (subject to the resolution of outstanding objections) to warrant a recommendation to refuse - given the above factors which support the presumption in terms of sustainable development and the need to boost housing supply- as set out in the NPPF.

## **RECOMMENDATION:**

Subject to overcoming the outstanding highway and air quality matters, the application is considered to be in accordance with the National Planning Policy Framework and the Core Strategy and is therefore recommended for approval subject to a Section 106 agreement (if required for highway and air quality mitigation purposes) and the conditions set out below.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R17/2113

### **DATE VALID**

18/12/2017

### **ADDRESS OF DEVELOPMENT**

117 NEWBOLD ROAD  
RUGBY  
CV21 2NZ

### **APPLICANT/AGENT**

Mr G Vasdekys  
Salisbury Jones Planning  
33 Bassein Park Road  
London  
W12 9RW  
On behalf of Mr R Dickson, Harcourt Rugby Ltd

## **APPLICATION DESCRIPTION**

RESIDENTIAL DEVELOPMENT COMPRISING PART-3/PART-4 AND PART-5 STOREY BUILDING INCORPORATING 98 APARTMENTS, RECONFIGURATION OF EXISTING ACCESS, PROVISION OF 81 PARKING SPACES, CYCLE AND REFUSE PROVISION AND NEW PLANTING AND LANDSCAPING.

### **CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES**

#### CONDITION 1:

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

#### REASON:

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

#### CONDITION 2:

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

Dwg No. RD 2792 PA 001 - Site Location and Existing Plans

Dwg No. RD 2792 PA 002 - Proposed Site Plan

Dwg No. RD 2792 PA 003 - Proposed Lower Ground and Ground Floor Plan

Dwg No. RD 2792 PA 004 - Proposed First, Second and Third Floor Plan

Dwg No. RD 2792 PA 005 - Proposed North and South Elevations

Dwg No. RD 2792 PA 006 - Proposed East and West Elevations

#### REASON:

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

#### CONDITION 3:

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

#### REASON:

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

#### CONDITION 4:

No development shall commence unless and until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

#### REASON:

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

#### CONDITION 5:

Full details of the siting, design and materials of the proposed bin stores and the internal layout and design of the basement cycle stores shall be submitted to and approved in writing by the Local Planning Authority.

The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation of any flat.

**REASON:**

In the interest of visual and residential amenity.

**CONDITION 6:**

No above ground development shall commence unless and until details of all proposed boundary walls, fences and gates 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 7:**

The development including and demolition works hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the buildings to be demolished/affected. All roofing material is to be removed carefully by hand. Should bats be found during this operation, then work must cease immediately while Natural England and WCC Ecology Unit are consulted for further advice. In addition to this the qualified bat worker shall submit a brief report to the local planning authority within 1 month following completion of the supervised works to summarise the findings.

**REASON:**

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

**CONDITION 8:**

The development shall not be first occupied unless and until details of the equipment and technology to be incorporated to achieve carbon emission reductions, including the submission of an Energy Performance Certificate, have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with the approved details and shall be retained in working order in perpetuity.

**REASON:**

To ensure energy efficiency is achieved through sustainable design and construction.

**CONDITION 9:**

The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

**REASON:**

In the interests of fire safety.

**CONDITION 10:**

The accommodation for car parking and the loading and unloading of vehicles, shown on the approved plan [Drawing no. RD 2792 PA 002) shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose.

**REASON:**

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

**CONDITION 11:**

The vehicular access to the site shall not be used until it has been constructed to include the following requirements all of which are specified in 'Transport and Roads for Developments The Warwickshire Guide 2001 (published by Warwickshire County Council).

- a) A width of 5.5 metres with a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 30 metres from the near edge of the highway carriageway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 20 metres from the near edge of the highway carriageway.
- C) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

**REASON:**

In the interest of highway safety.

**CONDITION 12:**

The development shall not be occupied until all parts of the existing access within the public highway not included in the permitted means of access have been closed and the kerb, footway and verge have been reinstated in accordance with the standard specification of the Highway Authority.

**REASON:**

In the interest of highway safety.

**CONDITION 13:**

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

**REASON:**

In the interest of highway safety.

**CONDITION 14:**

The development shall not be used for the purposes hereby permitted unless adequate vehicular turning space is provided and maintained within the site so that vehicles are able to enter and leave the highway in a forward gear.

**REASON:**

In the interests of public and highway safety.

**CONDITION 15:**

No external lighting shall be erected unless and until full details of the type, design and location have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected 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 16:**

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

**REASON:**

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



#### CONDITION 17:

The Preliminary Investigation Report (Desk study and site reconnaissance) submitted with the application has been assessed.

The report identifies a number of areas that have been identified as potentially affected by contamination and at risk of ground gas which is likely to have an impact on future residential users.

An Phase II investigation and risk assessment, in addition to the Preliminary Investigation Report provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

#### 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

#### 5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to 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'.

#### REASON:

To ensure the protection of controlled waters and to prevent the migration of existing contaminants from the site..

#### CONDITION 18

The development permitted by this planning permission shall be carried out strictly in accordance with the approved Flood Risk Assessment (FRA) Land at Newbold Road, Rugby FRA\_C85777-RE002\_January 2018 and Drainage Strategy Land at Newbold Road, Rugby Drainage Assessment\_C85777-RE00\_January 2018 in particular the following mitigation measures detailed within the documents:

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to 14 l/s for the site.
- Provide provision of surface water attenuation storage as stated within the FRA of 490m<sup>3</sup> and/ or in accordance with 'Science Report SC030219 Rainfall Management for Developments'.
- Finished floor levels are set no lower than 150mm above existing ground level.
- Surface water is to be provided via a minimum of two trains of treatment using the proposed drainage features within the drainage design.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements embodied within the scheme.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

#### CONDITION 19.

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

- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

- Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

**CONDITION 20.**

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

Reason: To ensure the future maintenance of the sustainable drainage structures.

**CONDITION 21**

In line with the submitted Accoustic Report (Hoare Lea) the following recommendations set out in the report must be adhered to.

- 1) All habitable rooms which overlook Newbold Road to the east must be fitted with glazing with a minimum manufacturer's rating of Rw 37.
- 2) All habitable rooms which overlook Wood Street to the north must be fitted with glazing with a minimum manufacturer's rating of Rw 33.
- 3) All habitable rooms on the roadside elevations of the development must be provided with proprietary wall or window mounted trickle vents to achieve background ventilation in accordance with the Building Regulations requirements. All such vents should, when open, have a minimum rated sound reduction equivalent to that of the window system
- 4) For windows to rear elevations of the proposed dwellings, it will be acceptable to specify a minimum manufacturer's rating of Rw 30.

A scheme for the containment, mitigation and management of noise from the Proposed Development's energy centre (boilers/CHP units) and any other external fixed plant be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each individual building. The scheme shall be implemented in accordance with this scheme.

Reason - in the interest of residential amenity

**CONDITION 22.**

Prior to the commencement of any works, a Construction and Environmental Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase
- the control of dust including arrangements to monitor dust emissions from the development site during the construction phase
- measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority.

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday to Friday	7.30 a.m. to 18.00 p.m.
Saturday	8.30 a.m. to 13.00 p.m.

**NO WORK ON SUNDAYS & BANK HOLIDAYS.**

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

Reason - In the interest of residential amenity.

**STATEMENT OF POSITIVE ENGAGEMENT:**

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

Warwickshire Police have no objections to this planning proposal, however they ask that the features set out below be incorporated into the design as they will go some way to ensuring the residents do not become victims of crime or anti-social behaviour.

- The communal access doors need to have a double mag lock system in place to ensure the entry doors cannot be forced by persons attempting to gain unauthorised access and also utilising a CCTV intercom.
- Appropriate fencing needs to be installed to stop persons walking to the building line from Newbold Street and Wood Street.
- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-1:2013.

Building sites and in particular, site offices and storage areas are becoming common targets for crimes such as theft of plant and fuel. These sites should be made as secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company.

Consideration should be given to the use of security patrols. Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for us in the case of an emergency. A grid reference for the site should be provided. This will help to reduce the possibilities of a delayed response.

**INFORMATIVE:**

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant{s}/ developer{s}] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

**INFORMATIVE:**

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE :**

For further information regarding Sustainability Packs. Contact the Sustainable Project Officer on 01926 412105. These packs currently cost approximately £75/per pack.





**Reference number:** R18/0522

**Site address:** 4 St Michaels Close Rugby

**Description:** Detached garden annexe to rear of property.

**Case Officer Name & Number:** Erica Buchanan 01788 533789

Description of Site

The application property is a detached 2 storey dwelling which is located on the south west side of St Michaels Close. The rear garden backs on to Brownsover Road and has a substantial drop in ground levels.

There are leylandii trees along the north western boundary between the application site and no.5 Monarch Close. Properties in Monarch Close are at a lower level to the application property.

Proposal

The proposal is for a single storey outbuilding to be used as a "granny annex" to the existing property. Amended plans have been submitted to reduce the size of the building from 12m in length to 10m. In addition the location has been set closer to the main dwelling.

The size of the building is 2.5m in height: 4m in depth and 10m in length.

The building takes up less than 50% of the garden.

Planning History

R10/1306 Erection of 5 dwellings with associated landscaping and highways works

Approved 12/01/11

Technical Consultations

WCC Ecology	Recommends nesting bird and an amphibian reptile note attached to any permission.
WCC Highways	No objection

Neighbours

Object

3 Households

<u>Original Plans</u> :-	Self contained building with independent access
	Could sold off as a separate dwelling
	No parking provision
	Intensification of the site
	Out of character with the area
	Overlooking
	No drainage details
	Impact of Noise
	Loss of amenity
	Close proximity to boundary
	Materials out of keeping
	Appears as a static caravan
	Visual impact
	Loss of privacy

Revised Plan

1 household

Further objection on:-
Loss of privacy
Overlooking
Materials out of keeping
Visual impact
Density

## Councillor Edwards

Request the application to be determined by the planning committee and that a site visit is carried out. On the grounds of it being clearly intended as living space and the fact that it impacts on local amenity and is on the edge of the Conservation Area.

### Relevant Planning Policies and Guidance

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise."

Rugby Borough Local Plan 2006 Saved Policies

T5 Parking

E6 Biodiversity

Rugby Borough Core Strategy 2011

CS1 Development Strategy

Rugby Borough Local Plan Draft Publication 2011-2031:

At the present time, the policies in the emerging Draft Local Plan carry some weight, but as the examination process has only recently ended and the Inspector's report is awaited, this is very limited, and whilst emerging policies are a material consideration, the key document to determine planning applications remains the adopted 2011 Core Strategy and the NPPF. It is not considered any emerging policies in the Draft Local Plan conflict with the planning proposal for the reasons set out below.

GP1 Securing Sustainable Development

GP2 Settlement Hierarchy

NE2 Biodiversity

D2 Parking Facilities

SPD

Sustainable Design and Construction

### Assessment of Proposal

Consideration of the proposal is the need for the proposal, impact on the neighbouring properties, character of the area and parking facilities.

The proposed annex is for the applicant's elderly mother to enable her to live close to her family. Parking provision is incorporated into the existing dwelling and along with the garage would provide 3 spaces. The proposed annex has been reduced in size as longevity of the proposal has to be considered and the annex can provide additional living accommodation in relation to the main dwellinghouse. This would also be conditioned to retain its use as ancillary so it would not be used as a separate dwelling.

Permission is required as it is being used as additional accommodation for a family member in addition permitted development rights have been removed by condition.

### Impact on Amenity of Neighbouring properties

The main consideration on the impact on the neighbouring properties are overlooking, loss of privacy and amenity.

In terms of overlooking and loss of privacy to properties in Monarch Close there is proposed only a single small high level window facing these properties. This window is for the shower room and is not a main habitable room therefore it is considered that there is no loss of privacy or overlooking to these properties. In terms of impact on the amenity the height is kept at a low level in line with those specified in the General Permitted Development Order which states within 2m of a boundary the building should be no more than 2.5m in height.

In addition the distance between these properties and the proposed annex it is not considered to result in loss of light or visual impact.



In terms of overlooking to the immediate neighbour no. 3 St Michaels Close the main entrance to the proposed annex is in a position that would result in an oblique angle of visibility to the main bedroom and it is not considered to be of such harm that would result in overlooking or warrant a refusal.

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

Paragraph 53 of the NPPF states that policies should resist inappropriate development of residential gardens and local residents have raised this concern however the proposal is not to subdivide the garden to provide a separate dwelling but to provide an annex that would be used as part of the existing dwelling. In term raised in relation to the type of materials to be used and the type of building. However the proposal should be seen in the context of an outbuilding that is ancillary to the existing dwelling and not a new dwelling that would be of a brick construction which could compete with the existing dwellings. The proposed external materials would be panelled Cedral lap fibre cement cladding and Upvc windows and doors. A condition is proposed to agree the external colour to ensure minimal impact. The relocation of the building set further back into the plot whilst visible from Brownsover Road it is not considered to have a detrimental impact due to the design and location. Therefore the proposal complies with paragraph 53 of the NPPF

#### Impact on the Conservation Area

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve and enhance the character or appearance of a conservation area.

With regards the NPPF, chapter 12 sets out the government's advice on conserving and enhancing the historic environment. Paragraph 134 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Such cases should be weighed against the public benefit of the proposal.

Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

The site lies adjacent to the Old Brownsover Conservation area but not within it. The proposed annex would be located to the rear of the property and not in front and therefore there would not result in a visual impact on the conservation area. Therefore the proposal complies with the Chapter 12 of the NPPF

#### Parking

As previously stated there is adequate area on site for the provision of 3 spaces and this is considered in line with the required parking standards and county highways have no objection to the proposal. In addition by restricting the proposal to being ancillary to the existing dwelling and not being used as a separate dwelling it is considered that there is no need for the requirements for any additional spaces and therefore the proposal complies with saved policy T5 and emerging policy D2

#### Recommendation

Approval subject to conditions and informatives

Report prepared by: Erica Buchanan

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R18/0522

### **DATE VALID**

04/04/2018

### **ADDRESS OF DEVELOPMENT**

4 St Michaels Close  
Brownsover  
RUGBY  
CV21 1AS

### **APPLICANT/AGENT**

Mr Brian Connellan  
The Green Room  
The Green Room  
Unit 4 Station Road  
Oakham  
LE15 9TX  
On behalf of Mr Flear & Miss Baily

### **APPLICATION DESCRIPTION**

Detached garden annexe to rear of property.

### **CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES**

#### CONDITION: 1

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

#### REASON:

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

#### CONDITION: 2

The development shall not be carried out other than in accordance with the amended plans Revised Block Plan, Revised Access, Revised Front Elevation, Revised Rear Elevation, Revised Side A, Revised Side B, Revised Plan received by the Local Planning Authority on 2 May 2018.

#### REASON:

For the avoidance of doubt.

#### CONDITION: 3

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples 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: 4

The annex hereby approved shall not be used for any purpose other than incidental to the residential use of \$ St Michaels Way and shall not be used or sold as a separate dwelling.

#### REASON:

In the interest of residential amenity.

#### CONDITION: 5

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

**REASON:**

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

**STATEMENT OF POSITIVE ENGAGEMENT:**

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

**INFORMATIVE: 1**

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

**INFORMATIVE 2**

In view of the suitable habitat nearby, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire County Council Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended).



**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	23 May 2018
<b>Report Title</b>	Diversion of part of Bridleway R102 - Motorway Service Station site Rugby
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	Clifton Newton and Churhover
<b>Prior Consultation</b>	
<b>Contact Officer</b>	Marian Allen Tel 3556
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	This report relates to the following priorities Environment
<b>Statutory/Policy Background</b>	Town and Country Planning Act 1990
<b>Summary</b>	Confirmation of public path order
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** Confirm unopposed Diversion Order

***Recommendation*** The Borough of Rugby (Part of Bridleway R102)  
Public Path Order 2018 be confirmed.

***Reasons for Recommendation*** No objections

**Planning Committee - 23 May 2018**

**Diversion of part of Bridleway R102 - Motorway Service Station site  
Rugby**

**Report of the Head of Growth and Investment**

**Recommendation**

The Borough of Rugby (Part of Bridleway R102) Public Path Order 2018 be confirmed.

On 8 November 2017 Planning Committee approved planning permission, subject to completion of a Section 106 Agreement, for the demolition of the existing farm building and construction of a new Motorway Service Area to comprise: Amenity Building, Lodge (use Class C1), Drive Thru coffee Unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking and a Fuel Filling Station with retail shop, together with alterations to the adjacent roundabout on the M6 to form an access point and works to the local highway network, provision of landscaping, signage, infrastructure and ancillary works. Part of the development requires the diversion of part of bridleway R102.

On 28 March 2018 an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to stop up part of footpath R138 and create a replacement footpath as shown on the plan at Appendix 1.

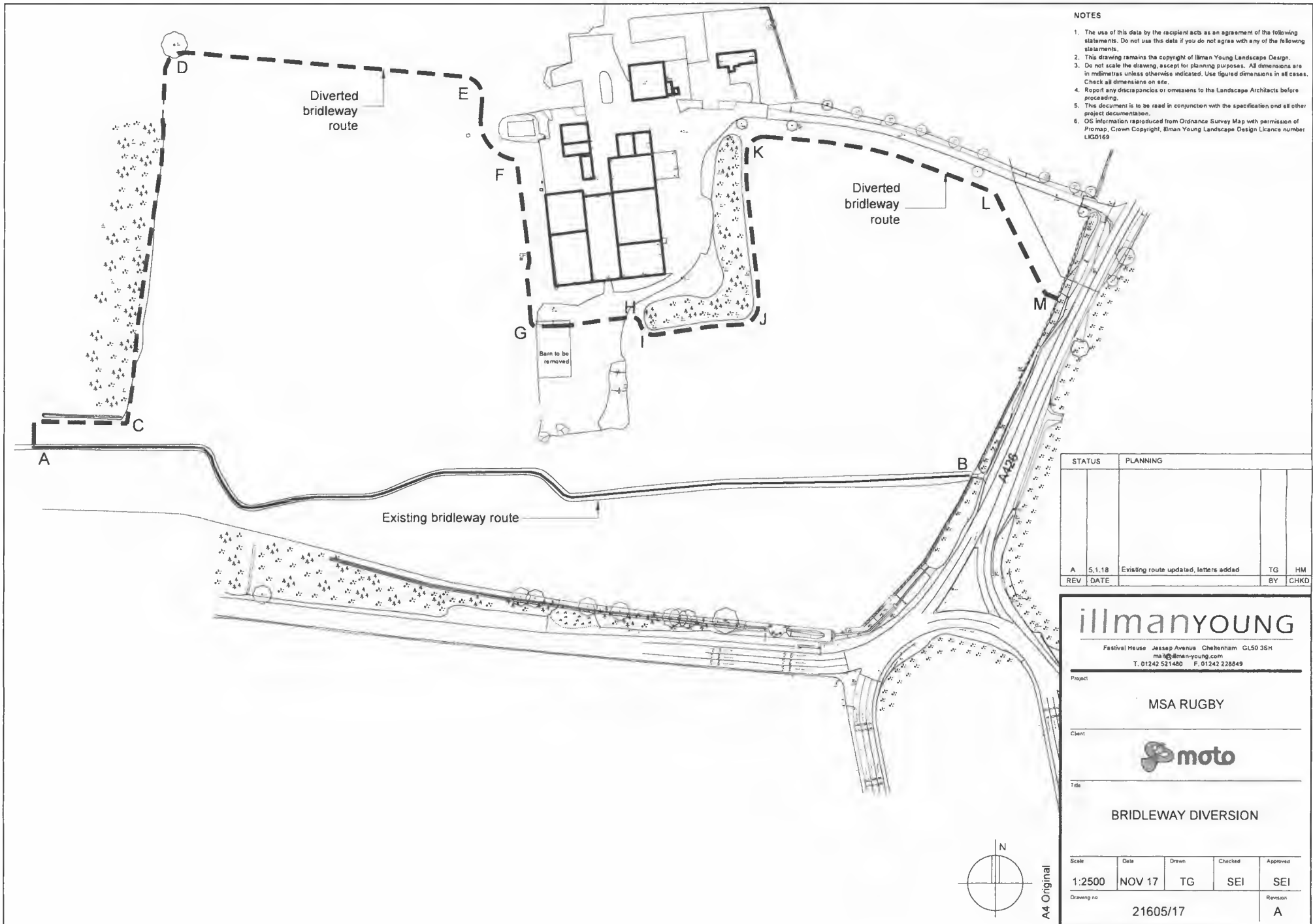
No objections were received. The Committee is therefore asked to confirm the Public Path Order unopposed.

Name of Meeting: Planning Committee  
Date Of Meeting: 23 May 2018  
Subject Matter Diversion of part of Bridleway R102  
Originating Department: Corporate Resources

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There are no background papers relating to this item.





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STATUS		PLANNING	
A	5.1.18	Existing route updated, letters added	TG HM
REV	DATE		BY CHKD

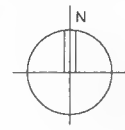
**illmanyOUNG**  
 Festival House Jessap Avenue Cheltenham GL50 3SH  
 ma@illman-young.com  
 T. 01242 521480 F. 01242 228849

Project: **MSA RUGBY**

Client: **moto**

Title: **BRIDLEWAY DIVERSION**

Scale	Date	Drawn	Checked	Approved
1:2500	NOV 17	TG	SEI	SEI
Drawing no	Revision			
21605/17	A			



A4 Original

**RUGBY BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**  
**THE BOROUGH OF RUGBY**  
**(PART OF BRIDLEWAY R102)**  
**PUBLIC PATH ORDER 2018**

This Order is made by the Rugby Borough Council (“the Council”) under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up part of bridleway R102 and create a new bridleway to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 by the Council for the demolition of existing farm building, construction of new Motorway Service Area together with alterations to the adjacent roundabout on the M6 to form an access point under reference number R17/0011

**BY THIS ORDER**

1. The bridleway R102 off A426 at Rugby shown by a continuous black line on the attached map and described in Part 1 of the Schedule to the Order (“the Schedule”) shall be stopped up as provided below
2. There shall be created to the reasonable satisfaction of the Council an alternative bridleway for use as a replacement for the said part of bridleway R102 as provided in Part 2 of the Schedule and shown by black dashes on the attached map
3. The stopping up of the bridleway shall have the effect on the date on which the Council certify that the terms of Article 2 above have been complied with
4. Where immediately before the date on which the bridleway to be stopped up

there is apparently under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they had

## **SCHEDULE**

### **PART 1**

#### **DESCRIPTION OF SITE OF EXISTING BRIDLEWAY R102 Between Points A-B on the Order Plan**

**Stop up** part of Bridleway R102 from point A (Grid reference 450911 279329) in an easterly direction for approximately 528 metres to Point B (Grid 451418 279335)

### **PART 2**

#### **DESCRIPTION OF SITE OF NEW BRIDLEWAY Between Points A-C-D-E-F-G-H-I-J-K-L-M on the Order Plan**

From point A (Grid reference 450911 279329) north and then easterly direction for approximately 62 metres to Point C (Grid Reference 450954 279363) then north for approximate 182 metres to Point D (Grid Reference 450980 279569) turning easterly for approximately 160 metres to Point E (Grid reference 451146 279546) turning southerly and curving easterly for approximately 50 metres to Point F (Grid reference 451166 279503) continuing southerly for approximately 80 metres to point G (Grid reference 451174 279417) turning easterly for approximately 60 metres to Point H (Grid Reference 451228 279419) turning southerly for approximately 20 metres to Point I (Grid Reference 451229 279409) then easterly for approximately 60 metres to Point J (Grid reference 451296 279420) turning northerly for approximately 100 metres to Point K (Grid Reference 451290 279504) then easterly for approximately 130 metres to Point L (Grid reference 451432 279476) finally turning south easterly

for approximately 29 metres to Point M (Grid Refence 451461 279425)

The bridleway with a width of 4 metres and 5 metre width on the enclosed sections.

THE COMMON SEAL OF  
RUGBY BOROUGH COUNCIL  
was hereunto affixed  
the 28 day of March 2018  
in the presence of

Legal Services Manager

**DATED 28 March 2018**

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**THE RUGBY BOROUGH COUNCIL**  
**(PART OF BRIDLEWAY R102)**  
**PUBLIC PATH ORDER 2018**

Legal Services Manager  
Town Hall  
Rugby  
CV21 2RR

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	23 May 2018
<b>Report Title</b>	Diversion of part of Bridleway R103 Gateway site off Leicester Road, Rugby
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	Coton and Boughton
<b>Prior Consultation</b>	
<b>Contact Officer</b>	Marian Allen Tel 3556
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	This report relates to the following priorities Environment
<b>Statutory/Policy Background</b>	Town and Country Planning Act 1990
<b>Summary</b>	Confirmation of public path order
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** Confirm unopposed Diversion Order

***Recommendation*** The Borough of Rugby (Part of Bridleway R103)  
Public Path Order 2018 be confirmed.

***Reasons for Recommendation*** No objections

**Planning Committee – 23 May 2018**

**Diversion of part of Bridleway R103 Gateway site off Leicester Road, Rugby**

**Report of the Head of Growth and Investment**

**Recommendation**

The Borough of Rugby (Part of Bridleway R103) Public Path Order 2013 be confirmed.

On 6 September 2016 the Council approved reserved matters relating to Planning permission R10/1272 for the erection of 132 dwellings with associated open space, playing pitches, infrastructure and ancillary works, provision of spine road. Part of the development requires the diversion of part of bridleway R103.

On 4 April 2018 an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to stop up part of footpath R138 and create a replacement footpath as shown on the attached plan.

No objections were received. The Committee is therefore asked to confirm the Public Path Order unopposed.



Name of Meeting: Planning Committee  
Date Of Meeting: 23 May 2018  
Subject Matter Diversion of part of Bridleway R103  
Originating Department: Corporate Resources

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\* There are no background papers relating to this item.

(\*Delete if not applicable)



EXISTING ROUTE TO BE RETAINED  
 PROPOSED ROUTE R103 (A-G-H-J-K-L-D) 156m  
 EXISTING ROUTE TO BE DIVERTED: R103 (A-B-C-D) 153m

0m 50m 100m

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08.01.18 AMENDMENT TO LINE TYPES AND ROUTE ACROSS ROAD A 26.10.18 AMENDED TO BLACK LINE TYPES		TC
REV	DATE	DESCRIPTION
JOB: RUGBY GATEWAY R4		
TITLE: PUBLIC FOOTPATH DIVERSION - R103		
SCALE	1:1250 - A3	CHECKED BY
DATE	08.07.18	
Taylor Wimpey West Midlands Ltd 39 Dominion Court, Station Rd, Solihull B91 3RT Telephone 0121-703 3300 Fax 0121-703 3300		Taylor Wimpey

**RUGBY BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**  
**THE BOROUGH OF RUGBY**  
**(PART OF BRIDLEWAY R103)**  
**PUBLIC PATH ORDER 2018**

This Order is made by the Rugby Borough Council (“the Council”) under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up part of bridleway R103 and create a new bridleway to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 by the Council for 132 dwellings with associated open space, playing pitches, infrastructure and ancillary works, provision of a spine road under reference number R14/1730

**BY THIS ORDER**

1. The bridleway R103 off Leicester Road, Rugby shown by a continuous black line on the attached map and described in Part 1 of the Schedule to the Order (“the Schedule”) shall be stopped up as provided below
2. There shall be created to the reasonable satisfaction of the Council an alternative bridleway for use as a replacement for the said part of bridleway R103 as provided in Part 2 of the Schedule and shown by black dashes on the attached map
3. The stopping up of the bridleway shall have the effect on the date on which the Council certify that the terms of Article 2 above have been complied with
4. Where immediately before the date on which the bridleway to be stopped up there is apparently under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they had

5. The following works shall be carried out in relation to the highway described in

Part 2 of the Schedule

Between Points A-G-H-J-K-L-D, 4 metres 2 metres to be surfaced to match the existing stone surface and the remaining 2 metres to have a firm, level, natural surface

The developer is required to pay the cost of carrying out such works

## **SCHEDULE**

### **PART 1**

#### **DESCRIPTION OF SITE OF EXISTING BRIDLEWAY R103 Between Points A- B-C-D on the Order Plan**

**Stop up** part of Bridleway R103 from Point A (Grid Reference 451044,278496) running north for approximately 3 metres to Point B (Grid Reference 451044, 278499) running east for approximately 24 metres to point C (Grid Reference 451065,278496) continuing generally easterly for approximately 125 metres to Point D (Grid Reference 451192,278510)

### **PART 2**

#### **DESCRIPTION OF SITE OF NEW BRIDLEWAY Between Points A-G-H-J-K-L-D on the Order Plan**

From Point A (Grid Reference 451044,278496) running easterly for approximately 50 metres to Point G (Grid Reference 451094,278489) turning easterly for approximately 15 metres to Point H (Grid Reference 451108,278488) then south easterly for approximately 16 metres to Point J (Grid Reference 451124,278484) continuing easterly for approximately 26 metres to Point K (Grid Reference 451152,278486) curving north easterly for approximately 40 metres to Point L (Grid Reference 451186,278502) and finally northerly for approximately 9 metres to Point D

The bridleway with a width of 4 metres.



OVERVIEW WAY  
FORNELL 86

OVERVIEW WAY

A426

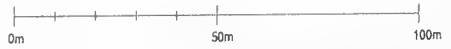
R4

P3

UNDER 11 PITCH

A426

*D. Inwood*  
N  
81105



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- — — — — EXISTING ROUTE TO BE RETAINED
- — — — — PROPOSED ROUTE - R103 (A-G-H-J-K-L-D) 156m
- — — — — EXISTING ROUTE TO BE DIVERTED - R103 (A-B-C-D) 153m

B 08.01.18 AMENDMENT TO LINE TYPES AND ROUTE ACROSS ROAD		TO
A 26.10.16 AMENDMENT TO BLACK LINE TYPES		TO
REV	DATE	DESCRIPTION
JOB		
RUGBY GATEWAY R4		
TITLE		
PUBLIC FOOTPATH DIVERSION - R103		
SCALE	DRAWN TO	CHECKED BY
1:1250 - A3	DATE	08.07.16
Taylor Wimpey West Midlands Ltd		
38 Dorrien Court, Station Rd, Edgbast		
B91 3RF		
Telephone 0121-703 3300		
Fax 0121-703 3380		
Taylor Wimpey		Rev.

THE COMMON SEAL OF  
RUGBY BOROUGH COUNCIL  
was hereunto affixed the 4  
day of April 2018 in the presence of

*Dh Howell*

50/18

Legal Services Manager

**AGENDA MANAGEMENT SHEET**

<b><i>Name of Meeting</i></b>	Planning Committee
<b><i>Date of Meeting</i></b>	23rd May 2018
<b><i>Report Title</i></b>	Tree Preservation Order No. 403
<b><i>Portfolio</i></b>	N/A
<b><i>Ward Relevance</i></b>	Clifton, Newton and Churchover
<b><i>Prior Consultation</i></b>	None
<b><i>Contact Officer</i></b>	David Gower, Arboricultural Officer
<b><i>Report Subject to Call-in</i></b>	N/A
<b><i>Report En-Bloc</i></b>	N/A
<b><i>Forward Plan</i></b>	N/A
<b><i>Corporate Priorities</i></b>	This report relates to the following priorities: Environment
<b><i>Statutory/Policy Background</i></b>	Town and Country Planning Act 1990 Town and Country Planning (Tree Preservation) (England) Regulations 2012
<b><i>Summary</i></b>	A provisional Tree Preservation Order (TPO) (No.403) was made on the 14th December 2017 in respect of 1 mature Beech tree (T1) and 1 mature Lime tree (T2) located to the frontage of 42 North Road, Clifton upon Dunsmore, CV23 0BN. The TPO was served in response to a request from Councillor Leigh Hunt whom had received calls from local residents with concerns that the owner/occupier was proposing to remove the trees imminently.

The tree was assessed using the “TEMPO” method (Tree Evaluation Method for Preservation Orders) and were assessed as being in good condition and prominent visual amenity features as viewed from North Road making a positive contribution to the character of the local area.

Two objections were received. The first from Chris and Zara Corbin of 44 North Road (neighbouring property) on 1<sup>st</sup> January 2018 in relation to T2 (Lime) and Mr Harris of 42 North Road on 15<sup>th</sup> February 2018.

***Financial Implications***

None

***Environmental Implications***

The potential removal of a valuable landscape feature with the associated loss of sustainable public amenity and wildlife habitat with a subsequent detrimental impact on the surrounding environment and biodiversity.

***Legal Implications***

There are no legal implications other than those associated with establishing and administering Tree Protection Orders under the Town and Country Planning Act 1990.

***Options***

1. To confirm the order without modification to the schedule
2. To confirm the order with modification to the schedule.
3. To reject the order.

***Recommendation***

Tree Preservation No.403 be confirmed without modification to the schedule.



**Planning Committee – 23 May 2018**

**Tree Preservation Order No. 403**

**Report of the Head of Growth and Investment**

**Recommendation**

Tree Preservation Order No.403 to be confirmed without modification to the original schedule.

**1. Background**

On 8th December 2017 the Council received an email from Councillor Leigh Hunt expressing concerns regarding two mature trees located to the frontage of 42 North Road Clifton upon Dunsmore.

Councillor Hunt had received reports from local residents that these trees were under threat from imminent removal. The subject trees are 1 mature Beech and 1 mature Lime tree. (Appendix 1).

Officers checked their records and confirmed there was no existing protection in place with regard trees at this property which is located just outside of Clifton conservation area.

Officers visited the site on 13<sup>th</sup> December 2017 and assessed the trees using the “TEMPO” method (Tree Evaluation Method for Preservation Orders). This is a decision guide based on the condition, suitability, retention span, relative public visibility and threat level. (Appendix 2).

In this case the trees were found to be in good condition with no major defects/decay noted. They are highly prominent visual amenity features as viewed from North Road making a positive contribution to the character of the local area.

T1 Beech is upwards of 17/18m in height and located in the far northern corner of the front garden. T2 Lime is located to the left of the property entrance and is approximately 12/13m in height following recent pollarding works. It is estimated that the both trees are approximately 70/80 years in age and are therefore established components of the street scene.

Therefore, it was considered that the trees should be protected by means of a new Tree Preservation Order (no. 403) and this was served on 13<sup>th</sup> December 2017. (Appendix 3).

Two objections were made. The 1st by Chris and Zara Corbin of 44 North Road (neighbouring property) on 1<sup>st</sup> January 2018 in respect of T2 (Lime) (appendix 4). The second from Mr A Harris, the property owner at 42 North Road (appendix 5).

## **2. Government Advice**

Government advice is that tree preservation orders 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 (LPA) should be able to show that a reasonable degree of public benefit would accrue before orders 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 LPA may believe that certain trees are generally at risk from development pressures. The LPA 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 tree preservation orders 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 order**

The trees contained within the Tree Preservation Order form a significant visual amenity, are in good condition and contribute positively to the overall landscape character of the local area.

#### **4. Response to Objections - Objection received from Chris and Zara Corbin of 44 North Road**

*"I would like to object like to object to the above Preservation Order with regard to one of the two trees mentioned on the Order (T2 - Lime). The tree borders our property and constitutes a hazard. At times during the year a significant quantity of leaves fall onto the road and pathways on or around our property. This makes the pathways very slippery. Along with this, a number of large branches have previously fallen from the tree landing on pathways and our front garden area. It also concerns me that the tree is in very close proximity to an electrical supply cable that poses a significant safety risk given the size and positioning of the tree."*

No evidence has been submitted to suggest that the tree is hazardous. With regard leaf drop this is regarded as a natural process and not a complaint that the British legal system recognises as a 'legal nuisance'. Leaf drop alone is not considered a justifiable reason to restrict it from preservation status. The tree is under a pollarding regime meaning that the majority of the branching network has been removed and will mean less leaves will fall from the tree due to a reduction in height and crown spread. The crown will regenerate but the probability of the tree dropping branches that maybe considered hazardous is low. No major defects were observed in the tree. There is an overhead electric supply cable which connects to 42 North Road and is in close proximity (appendix 6). This appears to have protective casing around it. There is crown clearance over it and any further growth which touches this will have minimal/no impact upon it due to the casing. If the tree is re-pollarded every 3 to 5 years (as has already occurred and in keeping with good arboricultural management) the re-growth will be kept in check whilst retaining an established landscape feature.

#### **Objection received from Mr A Harris of 42 North Road**

*"In a conversation you had with Sandra a couple of weeks ago you said that Mr Gower of Rugby Council had advised you in writing that the tree at the front of our property, that you were due to remove, could be taken down. Could you please send me a copy of the letter or email you received so that I can pass it on to Rugby Council".*

Mr Harris employed AC Old Tree Care to remove the subject trees. AC Old tree care routinely check the preservation order status of all trees they undertake work on. When they checked 42 North Road in November 2017 with the Council there was no preservation order status for the subject trees. However, following concerns from Councillor Leigh Hunt and local residents in December 2017 about the forthcoming tree removal it was decided it was expedient in the interests of amenity to make provision for the protection of the subject trees. At no point have Rugby Borough Council given permission to remove the subject trees.

**Name of Meeting: Planning Committee**

Date of Meeting: 23<sup>rd</sup> May 2018

Subject Matter: Environment

Originating Department: Planning

**LIST OF BACKGROUND PAPERS**

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

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

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\* Exempt information is contained in the following documents:

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

(\*Delete if not applicable)

**Appendix 1 T1 – Beech as viewed from North Road. (west). T2 Lime in background**



T1 Beech as viewed from North Road



T2 – Lime – as viewed from North Road



T1 Beech and T2 Lime as viewed from North Road (east)





# Appendix 2 TEMPO (Tree Evaluation for Preservation Orders)

## TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

### SURVEY DATA SHEET & DECISION GUIDE

Date: 13-12-17	Surveyor: D Gowd
Tree details	
TPO Ref (if applicable): 403 (new)	Tree/Group No:
Owner (if known): 7	Location: 42 North Rd
	Species: Lime & Beech

### REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

#### Part 1: Amenity assessment

##### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

\* Relates to existing context and is intended to apply to severe irremediable defects only

##### Score & Notes

5 Beech - slightly asymmetrical canopy  
3 Lime - Pollarded

##### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

\* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

##### Score & Notes

4 Beech - makes approx 1/3 way  
4 Lime - makes approx 1/3 way  
close to power lines

##### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |   |                     |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

##### Score & Notes

5 - Beech 17/10m  
4 - Lime (pollarded approx 12/15m)

##### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- Principal components of formal arboricultural features, or veteran trees
- Tree groups, or principal members of groups important for their cohesion
- Trees with identifiable historic, commemorative or habitat importance
- Trees of particularly good form, especially if rare or unusual
- Trees with none of the above additional redeeming features (inc. those of indifferent form)
- Trees with poor form or which are generally unsuitable for their location

##### Score & Notes

1 Beech  
1 Lime

#### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- Immediate threat to tree inc. s.231 Notice
- Foreseeable threat to tree
- Perceived threat to tree
- Precautionary only

##### Score & Notes

5 Beech  
5 Lime

Reports from Cllr Hunt - trees to be felled - no TPO

#### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

##### Add Scores for Total:

Beech - 20  
Lime - 17

##### Decision:

TPO

Referring to council from AC old re: TPO status trees

**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999  
AS AMENDED BY THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)  
(ENGLAND) REGULATIONS 2012**

**TREE PRESERVATION ORDER NO. [ 403 ]**

Town and Country Planning Act 1990

The land at 42 North Road, Clifton upon Dunsmore, CV23 0BN  
**[ 2017 ]**

The Rugby Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order.

**Citation**

1. This Order may be cited as 42 North Road, Clifton upon Dunsmore, CV23 0BN **[2017 ]**.

**Interpretation**

2.1 In this Order "the authority" means the Rugby Borough Council

2.2 In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

## **Effect**

3.1 Subject to article 4, this Order takes effect provisionally on the date on which it is made.

3.2 Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of;

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

## **Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for planting of trees), this Order takes effect as from the time when the tree is planted.

**Dated this day of 14<sup>th</sup> December 2017.**

The Common Seal of the Rugby Borough Council

was hereunto affixed in the presence of

Legal Services Manager

**SCHEDULE**  
**SPECIFICATION OF TREES**

Article 3

**Trees specified individually**  
(encircled in black on the map)

Reference on map	Description	Situation
<b>T1</b>	<b>Beech</b>	<b>Front garden of 42 North Road</b>
<b>T2</b>	<b>Lime</b>	<b>Front garden of 42 North Road</b>

**Trees specified by reference to an area**  
(within a dotted black line on the map)

Reference on map	Description	Situation
<b>None</b>	<b>None</b>	<b>None</b>
<b>None</b>	<b>None</b>	<b>None</b>

**Groups of trees**  
(within a broken line on the map)

Reference on map	Description (including number of trees in the group)	Situation
<b>None</b>	<b>None</b>	<b>None</b>

### **Woodlands**

[within a continuous black line on the map)

Reference on map	Description	Situation
<b>None</b>	<b>None</b>	<b>None</b>

**Dated 14<sup>th</sup> December 2017**

**RUGBY BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990**

**TREE PRESERVATION ORDER**

**No. [ 403 ]**

**relating to land at 42 North Road, Clifton upon  
Dunsmore, CV23 0BN**

**Location Plan**



**TREE PRESERVATION ORDER**

Number T.R. **TR4.403** Date **13/12/2017**

Location **42 North Road**

**Clifton upon Dunsmore**  
**CV23 0BN**

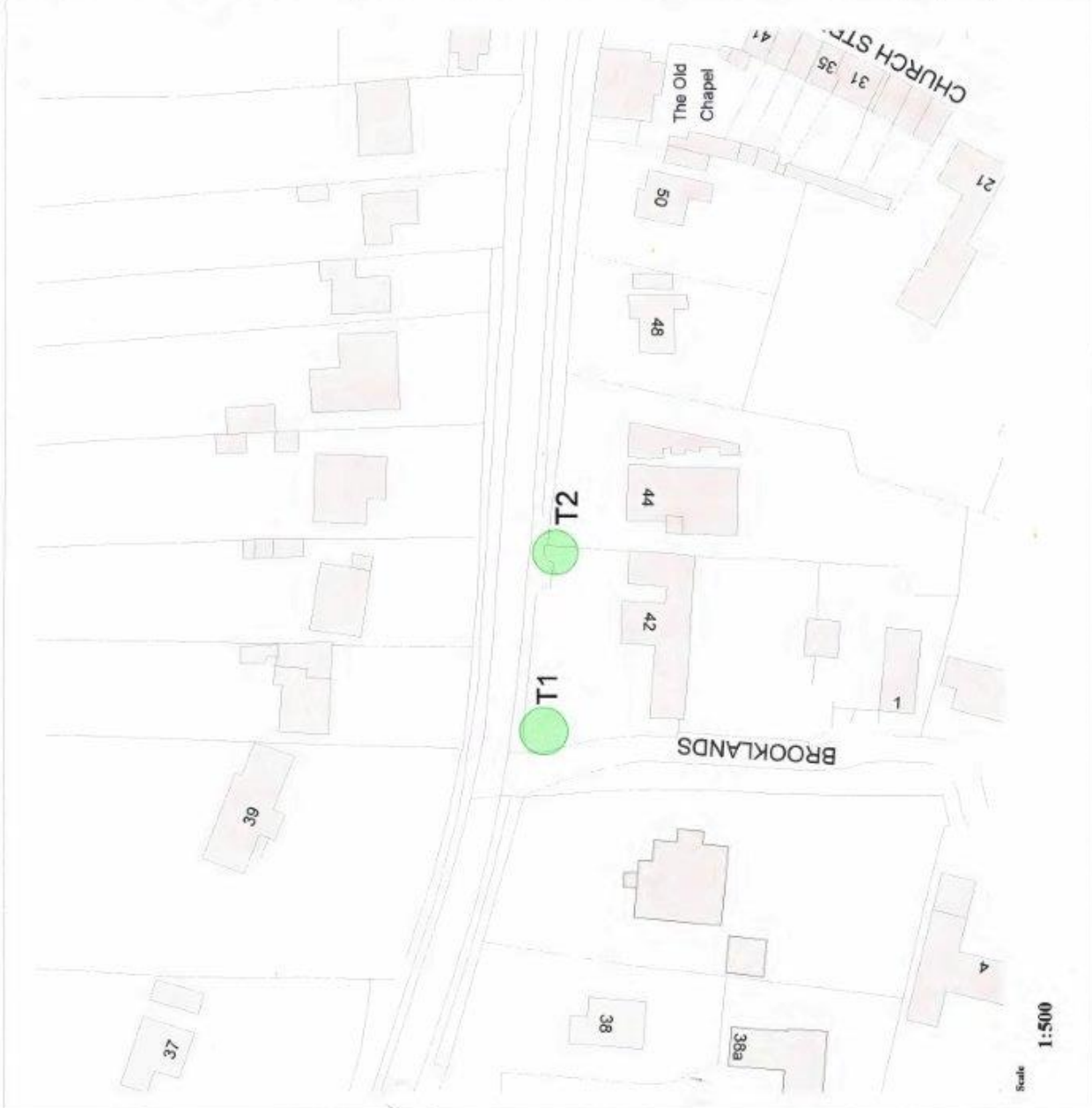
T1 - Beech

T2 - Lime

**PLANNING AND CULTURE SERVICES**



Town Hall, Rugby, CV21 2RE.  
Tel. No. (01788) 53759 Fax No. (01788) 53778  
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Ordnance Survey (100019417).



## Appendix 4 - Objection from Chris and Zara Corbin

44 North Road  
Clifton upon Dunsmore  
Rugby  
CV23 0BN

1<sup>st</sup> January 2018

FAO Sarah McGuire

Rugby Borough Council

Town Hall

Rugby

Dear Sarah

### **Ref : Tree Preservation Order Number 403**

I would like to object to the above Preservation Order with regard to one of the two trees mentioned on the Order (T2 Lime Tree).

The tree borders our property and constitutes a hazard. At times during the year a significant quantity of leaves fall onto the road and pathways on or around our property. The leaves make the pathways very slippery. Along with this, a number of large branches have previously fallen from the tree landing on pathways and our front garden area.

It also concerns me that the tree is in very close proximity to an electrical supply cable that poses a significant safety risk given the size and positioning of the tree.

I am uncomfortable with the prospect of a Preservation Order being placed on this tree and would like to register our significant concerns.

I have no objection or comments relating to the tree marked T1 (Beech tree) on the same preservation order.

Separately to raising these concerns, your letter dated 14<sup>th</sup> December (your ref SLM 9/4/73) refers to a Notice that we are required to complete. Within the documents sent I couldn't find any sort of Notice that required details completing. If there is something I need to complete can you get back in touch.

Yours sincerely

Chris and Zara Corbin



## **Appendix 5** Objection form Mr Harris of 42 North Road

On 14/02/2018 12:06, Alan Harris wrote:

Jackie

In a conversation you had with Sandra a couple of weeks ago you said that Mr Roper of Rugby Council had advised you in writing that the tree at the front of our property, that you were due to remove, could be taken down. Could you please send me a copy of the letter or email you received so that I can pass it on to Rugby Council.

Many thanks.

Alan Harris

Director

**Appendix 6 – T2 – Lime showing electric cable (with protective casing in close proximity to tree)**



***AGENDA MANAGEMENT SHEET***

<b>Report Title:</b>	Planning Appeals Update
<b>Name of Committee:</b>	Planning Committee
<b>Date:</b>	23 <sup>rd</sup> May 2018
<b>Report Director:</b>	Head of Growth and Investment
<b>Portfolio:</b>	
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Dan McGahey Tel: Ext.3772
<b>Public or Private:</b>	Public
<b>Report subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	No
<b>Corporate Priorities:</b>	
<b>Statutory / Policy Background:</b>	The Planning Appeals procedure which came into effect on 6th April 2009.
<b>Summary:</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/01/2018 to 31/03/2018.
<b>Financial Implications:</b>	Increases the scope for related costs claims within the Planning Appeals process.
<b>Risk Management Implications:</b>	There are no risk management implications arising from this report.

<b>Environmental Implications:</b>	There are no environmental implications arising from this report.
<b>Legal Implications:</b>	Advice/support with regard to Cost Claims and any subsequent Costs awards.
<b>Equality and Diversity:</b>	No new or existing policy or procedure has been recommended.
<b>Options:</b>	N/A
<b>Recommendation:</b>	The report be noted.
<b>Reasons for Recommendation:</b>	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals.

**Planning Committee – 23<sup>rd</sup> May 2018**

**Planning Appeals Update**

**Report of the Head of Growth and Investment**

**Recommendation**

The report be noted.

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

**1.1 Appeals determined**

During the last quarter from 1<sup>st</sup> of January to 31<sup>st</sup> of March a total of 3 planning appeals were determined, of which 0 were allowed, 3 were dismissed and 0 was withdrawn. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

**1.2 Appeals outstanding/in progress**

As at 31<sup>st</sup> March 2018 there were 8 planning appeals and 0 enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting:  
Planning Committee

Date of Meeting:  
23<sup>rd</sup> May 2018

Subject Matter:  
Planning Appeals Update

Originating Department:

### **List of Background Papers**

There are no background papers relating to this item.

**APPENDIX A**

**PLANNING APPEALS DETERMINED FOR THE PERIOD: 1<sup>st</sup> January 2018 – 31<sup>st</sup> March 2018**

<b>Appeal Site Location</b>	<b>Description of Development</b>	<b>Case Officer Planning Ref No. Planning Inspectorate Ref No.</b>	<b>Date of Refusal and Type of Appeal</b>	<b>Appeal Outcome</b>
Moonhill Barn London Road Stretton on Dunsmore Rugby CV23 9HY	Retention of single-storey wooden lodge on wheeled chassis to provide temporary office and living accommodation.	Karen McCulloch R17/0445 APP/E3715/W/17/3181463	Refusal 14/06/2017 Written Reps	<b>Dismissed 05/01/2018</b>
The Cottage Hobleys Furze Little Walton Monks Kirby Rugby CV23 0QL	Extension to the domestic garden and the provision of a new domestic access	Nathan Lowde R17/0003 APP/E3715/W/17/3182821	Refusal 07/03/2017 <b>Written Reps</b>	<b>Dismissed 18/01/2018</b>
92-93 Coventry Road Dunchurch Rugby CV22 6RE	Demolition of existing dwelling and provision of 5 dwellings, garages and associated works	Nisar Mogul R16/2050 APP/E3715/W/17/3182098	Refusal 15/05/2017 <b>Written Reps</b>	<b>Dismissed 19/01/2018</b>





**APPENDIX B**

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 31.03.2018

<b>Appeal Site Location</b>	<b>Description of Development</b>	<b>Case Officer Planning Ref No. Planning Inspectorate Ref No.</b>	<b>Date of Refusal</b>	<b>Type of Appeal</b>
Land East of Church Road and North of Sawbridge Road Grandborough CV23 8DH	Erection of four detached two storey dwellings with associated works including access, parking and landscaping.	Brian Slater R17/1079 APP/E3715/W/17/3189586	Delegated Refusal 28/09/2017	<b>Written Reps</b>
Continental Tyres Unit 5 Castle Mound Way Rugby CV23 0WB	Advertisement consent for 2 internally illuminated signs	Paul Varnish R17/1565 APP/E3715/H/17/3188284	Delegated Refusal 12/10/2017	<b>Written Reps</b>
Fairview Smeaton Lane Brinklow Rugby CV23 0PS	Retention of a timber clad shipping container	Chris Davies R17/1163 APP/E3715/W/17/3187121	Delegated Refusal 08/09/2017	<b>Written Reps</b>
2 Orson Leys Rugby CV22 5RQ	Erection of new dwelling	Lucy Davison R17/1153 APP/E3715/W/17/3190219	Delegated Refusal 25/09/2017	<b>Written Reps</b>
Unit 14 Tripontium Business Centre Newton Lane Newton Rugby CV23 0TB	Change of use to garage and offices for the maintenance of own fleet of coaches and administration of a coach hire business (retrospective) including the use as a training office.	Jo Orton R17/0037 APP/E3715/W/17/3179747	Delegated Refusal 13/04/2017	<b>Written Reps</b>
165 Rugby Road Binley Woods CV3 2AY	Outline planning application for the demolition of existing bungalow to front of site ,and erection of 4 No dwellings [matters to be reserved -appearance]	Brian Slater R17/0866 APP/E3715/W/17/3191081	Delegated Refusal 29/09/2017	<b>Written Reps</b>

<p>Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby CV22 7SW</p>	<p>Retention of electricity substation.</p>	<p>Karen McCulloch R17/1336 APP/E3715/W/18/3193652</p>	<p>Delegated Refusal 10/10/2017</p>	<p><b>Written Reps</b></p>
<p>50A Adkinson Avenue Rugby CV22 6RQ</p>	<p>Delete Condition 11 (minimum garden length of 10m) of Planning Permission R17/0494 - Erection of a 1.5 storey dwelling and demolition of existing garage on land to the rear of 50a Adkinson Ave.</p>	<p>Nigel Reeves R17/1868 APP/E3715/W/18/3194257</p>	<p>Delegated Refusal 22/12/2017</p>	<p><b>Written Reps</b></p>

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/□s□t□y□l□e□>□ !□[□e□n□d□i□f□]□-□-□>□!□-□-□[□i□f□ g□t□e□ m□s□o□  
9□]□>□x□m□l□>□ o□:□D□o□c□u□m□e□n□t□P□r□o□p□e□r□t□i□e□s□>□  
o□:□T□e□m□p□l□a□t□e□>□N□o□r□m□a□l□/□o□:□T□e□m□p□l□a□t□e□>□  
o□:□L□a□s□t□A□u□t□h□o□r□>□C□l□a□i□r□e□  
W□a□l□e□c□z□e□k□/□o□:□L□a□s□t□A□u□t□h□o□r□>□  
o□:□R□e□v□i□s□i□o□n□>□2□/□o□:□R□e□v□i□s□i□o□n□>□  
o□:□T□o□t□a□l□T□i□m□e□>□0□/□o□:□T□o□t□a□l□T□i□m□e□>□  
o□:□L□a□s□t□P□r□i□n□t□e□d□>□2□0□1□8□-□0□5□-  
□1□4□T□0□9□:□0□2□:□0□0□Z□/□o□:□L□a□s□t□P□r□i□n□t□e□d□>□  
o□:□C□r□e□a□t□e□d□>□2□0□1□8□-□0□5□-  
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o□:□L□a□s□t□S□a□v□e□d□>□2□0□1□8□-□0□5□-  
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o□:□P□a□g□e□s□>□5□/□o□:□P□a□g□e□s□>□

o: W o r d s > 3 5 3 / o: W o r d s >  
o: C h a r a c t e r s > 2 1 6 3 / o: C h a r a c t e r s >  
o: L i n e s > 1 8 / o: L i n e s >  
o: P a r a g r a p h s > 5 / o: P a r a g r a p h s >  
o: C h a r a c t e r s W i t h S p a c e s > 2 5 1 1 / o: C  
h a r a c t e r s W i t h S p a c e s >  
o: V e r s i o n > 1 6 . 0 0 / o: V e r s i o n >  
/ o: D o c u m e n t P r o p e r t i e s >  
/ x m l > ! [ e n d i f ] - - > l i n k  
r e l = t h e m e D a t a  
h r e f = " P L N 2 3 M A Y 2 0 1 8 % 2 0 D e l e g a t e  
d % 2 0 D e c i s i o n s \_ f i l e s / t h e m e d a t a . t  
h m x " > l i n k  
r e l = c o l o r S c h e m e M a p p i n g  
h r e f = " P L N 2 3 M A Y 2 0 1 8 % 2 0 D e l e g a t e  
d % 2 0 D e c i s i o n s \_ f i l e s / c o l o r s c h e m  
e m a p p i n g . x m l " > ! - - [ i f g t e m s o  
9 ] > x m l > w: W o r d D o c u m e n t >  
w: V i e w > P r i n t / w: V i e w >  
w: S p e l l i n g S t a t e > C l e a n / w: S p e l l i n g  
S t a t e >  
w: G r a m m a r S t a t e > C l e a n / w: G r a m m a r  
S t a t e > w: T r a c k M o v e s / >  
w: T r a c k F o r m a t t i n g / >  
w: D o N o t H y p h e n a t e C a p s / >  
w: P u n c t u a t i o n K e r n i n g / >  
w: D r a w i n g G r i d H o r i z o n t a l S p a c i n g  
> 9 . 3 5  
p t / w: D r a w i n g G r i d H o r i z o n t a l S p a c i  
n g >  
w: D r a w i n g G r i d V e r t i c a l S p a c i n g > 9 .  
3 5  
p t / w: D r a w i n g G r i d V e r t i c a l S p a c i n g  
> w: V a l i d a t e A g a i n s t S c h e m a s / >  
w: S a v e I f X M L I n v a l i d > f a l s e / w: S a v e  
e I f X M L I n v a l i d >  
w: I g n o r e M i x e d C o n t e n t > f a l s e / w: I g  
n o r e M i x e d C o n t e n t >  
w: A l w a y s S h o w P l a c e h o l d e r T e x t > f a  
l s e / w: A l w a y s S h o w P l a c e h o l d e r T e x  
t > w: D o N o t P r o m o t e Q F / >  
w: L i d T h e m e O t h e r > E N -  
G B / w: L i d T h e m e O t h e r >  
w: L i d T h e m e A s i a n > X -  
N O N E / w: L i d T h e m e A s i a n >  
w: L i d T h e m e C o m p l e x S c r i p t > X -  
N O N E / w: L i d T h e m e C o m p l e x S c r i p t >  
w: C o m p a t i b i l i t y >  
w: B r e a k W r a p p e d T a b l e s / >  
w: S p e l l i t P g B r e a k A n d P a r a M a r k / >

/w: C o m p a t i b i l i t y >  
w: B r o w s e r L e v e l > M i c r o s o f t I n t e r n e  
t E x p l o r e r 4 / w: B r o w s e r L e v e l >  
m: m a t h P r > m: m a t h F o n t  
m: v a l = " C a m b r i a M a t h " / > m: b r k B i n  
m: v a l = " b e f o r e " / > m: b r k B i n S u b  
m: v a l = "# 4 5 ; - " / > m: s m a l l F r a c  
m: v a l = " o f f " / > m: d i s p D e f / >  
m: l M a r g i n m: v a l = " 0 " / > m: r M a r g i n  
m: v a l = " 0 " / > m: d e f J c  
m: v a l = " c e n t e r G r o u p " / >  
m: w r a p I n d e n t m: v a l = " 1 4 4 0 " / >  
m: i n t L i m m: v a l = " s u b S u p " / >  
m: n a r y L i m m: v a l = " u n d O v r " / >  
/ m: m a t h P r > / w: W o r d D o c u m e n t >  
/ x m l > ! [ e n d i f ] - - > ! - - [ i f g t e m s o  
9 ] > x m l > w: L a t e n t S t y l e s  
D e f L o c k e d S t a t e = " f a l s e "  
D e f U n h i d e W h e n U s e d = " f a l s e "  
D e f S e m i H i d d e n = " f a l s e "  
D e f Q F o r m a t = " f a l s e "  
D e f P r i o r i t y = " 9 9 "  
L a t e n t S t y l e C o u n t = " 3 7 1 " >  
w: L s d E x c e p t i o n L o c k e d = " f a l s e "  
P r i o r i t y = " 0 " Q F o r m a t = " t r u e "  
N a m e = " N o r m a l " / > w: L s d E x c e p t i o n  
L o c k e d = " f a l s e " P r i o r i t y = " 9 "  
Q F o r m a t = " t r u e " N a m e = " h e a d i n g  
1 " / > w: L s d E x c e p t i o n  
L o c k e d = " f a l s e " P r i o r i t y = " 9 "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
Q F o r m a t = " t r u e " N a m e = " h e a d i n g  
2 " / > w: L s d E x c e p t i o n  
L o c k e d = " f a l s e " P r i o r i t y = " 9 "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
Q F o r m a t = " t r u e " N a m e = " h e a d i n g  
3 " / > w: L s d E x c e p t i o n  
L o c k e d = " f a l s e " P r i o r i t y = " 9 "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
Q F o r m a t = " t r u e " N a m e = " h e a d i n g  
4 " / > w: L s d E x c e p t i o n  
L o c k e d = " f a l s e " P r i o r i t y = " 9 "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
Q F o r m a t = " t r u e " N a m e = " h e a d i n g  
5 " / > w: L s d E x c e p t i o n  
L o c k e d = " f a l s e " P r i o r i t y = " 9 "

S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 Q F o r m a t = " t r u e " N a m e = " h e a d i n g   
 6 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 9 "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 Q F o r m a t = " t r u e " N a m e = " h e a d i n g   
 7 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 9 "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 Q F o r m a t = " t r u e " N a m e = " h e a d i n g   
 8 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 9 "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 Q F o r m a t = " t r u e " N a m e = " h e a d i n g   
 9 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 1 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 2 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 3 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 4 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 5 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 6 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "   
 N a m e = " i n d e x 7 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e W h e n U s e d = " t r u e "

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UnhiddēWhēnUsd="trūe"  
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UnhiddēWhēnUsd="trūe"  
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UnhiddēWhēnUsd="trūe"  
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UnhiddēWhēnUsd="trūe"  
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UnhiddēWhēnUsd="trūe"  
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UnhiddēWhēnUsd="trūe"  
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UnhiddēWhēnUsd="trūe"  
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w:LsdExcepitio Lokked="falē"

S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " a n n o t a t i o n t e x t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " h e a d e r " / > w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " f o o t e r " / > w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " i n d e x h e a d i n g " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 3 5 " S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 Q F o r m a t = " t r u e "   
 N a m e = " c a p t i o n " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " t a b l e o f f i g u r e s " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " e n v e l o p e a d d r e s s " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " e n v e l o p e r e t u r n " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " f o o t n o t e r e f e r e n c e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " a n n o t a t i o n r e f e r e n c e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " l i n e n u m b e r " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d d e n W h e n U s e d = " t r u e "   
 N a m e = " p a g e n u m b e r " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "



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N0a0m0e0="0"0L0i0s0t0 B0u0l0l0e0t0"0/0>0  
w0:0L0s0d0E0x0c0e0p0t0i0o0n0 L0o0c0k0e0d0="0"0f0a0l0s0e0"0  
S0e0m0i0H0i0d0d0e0n0="0"0t0r0u0e0"0  
U0n0h0i0d0e0W0h0e0n0U0s0e0d0="0"0t0r0u0e0"0  
N0a0m0e0="0"0L0i0s0t0 N0u0m0b0e0r0"0/0>0  
w0:0L0s0d0E0x0c0e0p0t0i0o0n0 L0o0c0k0e0d0="0"0f0a0l0s0e0"0  
S0e0m0i0H0i0d0d0e0n0="0"0t0r0u0e0"0  
U0n0h0i0d0e0W0h0e0n0U0s0e0d0="0"0t0r0u0e0"0  
N0a0m0e0="0"0L0i0s0t0 20"0/0>0 w0:0L0s0d0E0x0c0e0p0t0i0o0n0  
L0o0c0k0e0d0="0"0f0a0l0s0e0"0  
S0e0m0i0H0i0d0d0e0n0="0"0t0r0u0e0"0  
U0n0h0i0d0e0W0h0e0n0U0s0e0d0="0"0t0r0u0e0"0  
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L0o0c0k0e0d0="0"0f0a0l0s0e0"0  
S0e0m0i0H0i0d0d0e0n0="0"0t0r0u0e0"0  
U0n0h0i0d0e0W0h0e0n0U0s0e0d0="0"0t0r0u0e0"0  
N0a0m0e0="0"0L0i0s0t0 40"0/0>0 w0:0L0s0d0E0x0c0e0p0t0i0o0n0  
L0o0c0k0e0d0="0"0f0a0l0s0e0"0  
S0e0m0i0H0i0d0d0e0n0="0"0t0r0u0e0"0  
U0n0h0i0d0e0W0h0e0n0U0s0e0d0="0"0t0r0u0e0"0  
N0a0m0e0="0"0L0i0s0t0 50"0/0>0 w0:0L0s0d0E0x0c0e0p0t0i0o0n0  
L0o0c0k0e0d0="0"0f0a0l0s0e0"0  
S0e0m0i0H0i0d0d0e0n0="0"0t0r0u0e0"0  
U0n0h0i0d0e0W0h0e0n0U0s0e0d0="0"0t0r0u0e0"0  
N0a0m0e0="0"0L0i0s0t0 B0u0l0l0e0t0 20"0/0>0



N a m e = " B o o d y T e x t I n d e n t " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " L i s t C o n t i n u e " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " L i s t C o n t i n u e 2 " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " L i s t C o n t i n u e 3 " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " L i s t C o n t i n u e 4 " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " L i s t C o n t i n u e 5 " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " M e s s a g e H e a d e r " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
P r i o r i t y = " 1 1 " Q F o r m a t = " t r u e "  
N a m e = " S u b t i t l e " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " S a l u t a t i o n " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " D a t e " / > w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " B o o d y T e x t F i r s t I n d e n t " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " B o o d y T e x t F i r s t I n d e n t 2 " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "  
U n h i d e W h e n U s e d = " t r u e "  
N a m e = " N o t e H e a d i n g " / >  
w : L s d E x c e p t i o n L o c k e d = " f a l s e "  
S e m i H i d d e n = " t r u e "

U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " B o d y T e x t 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " B o d y T e x t 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " B o d y T e x t I n d e n t 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " B o d y T e x t I n d e n t 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " B l o c k T e x t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H y p e r l i n k " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " F o l l o w e d H y p e r l i n k " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 2 2 " Q F o r m a t = " t r u e "   
 N a m e = " S t r o n g " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 2 0 "   
 Q F o r m a t = " t r u e "   
 N a m e = " E m p h a s i s " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " D o c u m e n t M a p " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " P l a i n T e x t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e " N a m e = " E -   
 m a i l S i g n a t u r e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L T o p o f F o r m " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "

U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L B o t t o m o f F o r m " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " N o r m a l ( W e b ) " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L A c r o n y m " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L A d d r e s s " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L C i t e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L C o d e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L D e f i n i t i o n " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L K e y b o a r d " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L P r e f o r m a t t e d " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L S a m p l e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L T y p e w r i t e r " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " H T M L V a r i a b l e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " N o r m a l T a b l e " / >



U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e C o l o r f u l 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e C o l o r f u l 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e C o l o r f u l 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e C o l o r f u l 4 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e C o l o r f u l 5 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e G r i d 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e G r i d 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e G r i d 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e G r i d 4 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e G r i d 5 " / >





U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e 3 D e f f e c t s 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e 3 D e f f e c t s 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e C o n t e m p o r a r y " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e E l e g a n t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e P r o o f e s s i o n a l " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e S u b t l e 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e S u b t l e 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e W e b 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e W e b 2 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e W e b 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " B a l l o o n T e x t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 5 9 " N a m e = " T a b l e   
 G r i d " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e "   
 S e m i H i d d e n = " t r u e "   
 U n h i d e W h e n U s e d = " t r u e "   
 N a m e = " T a b l e T h e m e " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "

S e m i H i d d e n = " t r u e "   
 N a m e = " P l a c e h o l d e r T e x t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 1 " Q F o r m a t = " t r u e "   
 N a m e = " N o S p a c i n g " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 6 0 " N a m e = " L i g h t   
 S h a d i n g " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 6 1 "   
 N a m e = " L i g h t L i s t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 6 2 " N a m e = " L i g h t   
 G r i d " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 6 3 "   
 N a m e = " M e d i u m S h a d i n g 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 6 4 " N a m e = " M e d i u m   
 S h a d i n g 2 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 6 5 "   
 N a m e = " M e d i u m L i s t 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 6 6 " N a m e = " M e d i u m L i s t   
 2 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 6 7 "   
 N a m e = " M e d i u m G r i d 1 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 6 8 " N a m e = " M e d i u m G r i d   
 2 " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 6 9 "   
 N a m e = " M e d i u m G r i d 3 " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 7 0 " N a m e = " D a r k L i s t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 7 1 " N a m e = " C o l o r f u l   
 S h a d i n g " / > w : L s d E x c e p t i o n   
 L o c k e d = " f a l s e " P r i o r i t y = " 7 2 "   
 N a m e = " C o l o r f u l L i s t " / >   
 w : L s d E x c e p t i o n L o c k e d = " f a l s e "   
 P r i o r i t y = " 7 3 " N a m e = " C o l o r f u l   
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Accent 4"/> w:LsdExcepitoin  
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Accent 4"/> w:LsdExcepitoin  
Loked="fals" Priorty="46"  
Nam="Lst Tabl 1 Light Accent  
5"/> w:LsdExcepitoin  
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w:LsdExcepitoin Loked="fals"  
Priorty="48" Nam="Lst Tabl 3  
Accent 5"/> w:LsdExcepitoin  
Loked="fals" Priorty="49"  
Nam="Lst Tabl 4 Accent 5"/>  
w:LsdExcepitoin Loked="fals"  
Priorty="50" Nam="Lst Tabl 5  
Darrk Accent 5"/> w:LsdExcepitoin  
Loked="fals" Priorty="51"

Naaame="Lisat Tabble 6 Cooorofuol  
Acccene 5"/> w:LsdExcepoin  
Looceked="fals" Prioory="52"  
Naaame="Lisat Tabble 7 Cooorofuol  
Acccene 5"/> w:LsdExcepoin  
Looceked="fals" Prioory="46"  
Naaame="Lisat Tabble 1 Light Acccene 6"/> w:LsdExcepoin  
Looceked="fals" Prioory="47"  
Naaame="Lisat Tabble 2 Acccene 6"/> w:LsdExcepoin Looceked="fals" Prioory="48"  
Naaame="Lisat Tabble 3 Acccene 6"/> w:LsdExcepoin Looceked="fals" Prioory="49"  
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Naaame="Lisat Tabble 5 Darrk Acccene 6"/> w:LsdExcepoin Looceked="fals" Prioory="51"  
Naaame="Lisat Tabble 6 Cooorofuol Acccene 6"/> w:LsdExcepoin Looceked="fals" Prioory="52"  
Naaame="Lisat Tabble 7 Cooorofuol Acccene 6"/> /w:LatentStylis> /xml>![]endif]--> stlyle> !- / \* Foint Defiintions \* / @font-face {font-family:"Cambria MATH"; panno-1:2 4 5 3 5 4 6 3 2 4; mso-fon-ctchars:0; mso-generi-fon-ctchard:romana; mso-fon-ctchard:varriable; mso-fon-ctchard:si-gnatu:536870145 1107305727 0 0 415 0; } @font-face {font-family:"Segoe UI"; panno-1:2 1 1 5 2 4 2 4 2 3; mso-fon-ctchard:0; mso-generi-fon-ctchard:swiss; mso-fon-ctchard:varriable; mso-fon-ctchard:si-gnatu:469750017 11073683329 9 0 511 0; } /\* Stylis Defiintions \* / p.MsoNORMaI, Ii.MsoNORMaI, diiv.MsoNORMaI {mso-stylis-ounhied:n; mso-stylis-qforat:yes; mso-stylis-parent:""; marrgin:0cm; marrgin-botttom:0001p; mso-parrginatoin:widow-orphan; fon-ctchard:12.0p; fon-ctchard-familly:"Timses Neww Romann";

m s o - f a r e a s t - t h e m e - f o n t : m i n o r -  
f a r e a s t ; } p . M s o H e a d e r ,  
l i . M s o H e a d e r , d i v . M s o H e a d e r  
{ m s o - s t y l e - n o s h o w : y e s ; m s o -  
s t y l e - p r i o r i t y : 9 9 ; m s o - s t y l e -  
l i n k : " H e a d e r C h a r " ; m a r g i n : 0 c m ;  
m a r g i n - b o t t o m : . 0 0 0 1 p t ; m s o -  
p a g e i n a t i o n : w i d o w - o r p h a n ; t a b -  
s t o p s : c e n t e r 2 2 5 . 6 5 p t r i g h t  
4 5 1 . 3 p t ; f o n t - s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " T i m e s N e w R o m a n " , s e r i f ;  
m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s  
N e w R o m a n " ; m s o - f a r e a s t - t h e m e -  
f o n t : m i n o r - f a r e a s t ; }  
p . M s o F o o t e r , l i . M s o F o o t e r ,  
d i v . M s o F o o t e r { m s o - s t y l e -  
n o s h o w : y e s ; m s o - s t y l e -  
p r i o r i t y : 9 9 ; m s o - s t y l e -  
l i n k : " F o o t e r C h a r " ; m a r g i n : 0 c m ;  
m a r g i n - b o t t o m : . 0 0 0 1 p t ; m s o -  
p a g e i n a t i o n : w i d o w - o r p h a n ; t a b -  
s t o p s : c e n t e r 2 2 5 . 6 5 p t r i g h t  
4 5 1 . 3 p t ; f o n t - s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " T i m e s N e w R o m a n " , s e r i f ;  
m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s  
N e w R o m a n " ; m s o - f a r e a s t - t h e m e -  
f o n t : m i n o r - f a r e a s t ; }  
p . M s o A c e t a t e , l i . M s o A c e t a t e ,  
d i v . M s o A c e t a t e { m s o - s t y l e -  
n o s h o w : y e s ; m s o - s t y l e -  
p r i o r i t y : 9 9 ; m s o - s t y l e -  
l i n k : " B a l l o o n T e x t C h a r " ;  
m a r g i n : 0 c m ; m a r g i n -  
b o t t o m : . 0 0 0 1 p t ; m s o -  
p a g e i n a t i o n : w i d o w - o r p h a n ; f o n t -  
s i z e : 9 . 0 p t ; f o n t - f a m i l y : " S e g o e  
U I " , s a n s - s e r i f ; m s o - f a r e a s t - f o n t -  
f a m i l y : " T i m e s N e w R o m a n " ; m s o -  
f a r e a s t - t h e m e - f o n t : m i n o r -  
f a r e a s t ; } p . m s o n o r m a l 0 ,  
l i . m s o n o r m a l 0 , d i v . m s o n o r m a l 0  
{ m s o - s t y l e - n a m e : m s o n o r m a l ; m s o -  
s t y l e - u n h i d e : n o ; m s o - m a r g i n -  
t o p - a l t : a u t o ; m a r g i n - r i g h t : 0 c m ;  
m s o - m a r g i n - b o t t o m - a l t : a u t o ;  
m a r g i n - l e f t : 0 c m ; m s o -  
p a g e i n a t i o n : w i d o w - o r p h a n ; f o n t -  
s i z e : 1 2 . 0 p t ; f o n t - f a m i l y : " T i m e s  
N e w R o m a n " , s e r i f ; m s o - f a r e a s t -  
f o n t - f a m i l y : " T i m e s N e w R o m a n " ;

m s o o - f a r e a s t - t h e m e - f o n t : m i n o r -  
f a r e a s t ; } s p a n . H e a d e r C h a r { m s o o -  
s t y l e - n a m e : " H e a d e r C h a r " ; m s o o -  
s t y l e - n o s h o w : y e s ; m s o o - s t y l e -  
p r i o r i t y : 9 9 ; m s o o - s t y l e -  
u n h i d e : n o ; m s o o - s t y l e -  
l o c k e d : y e s ; m s o o - s t y l e -  
l i n k : H e a d e r ; m s o o - a n s i - f o n t -  
s i z e : 1 2 . 0 p t ; m s o o - b i d i - f o n t -  
s i z e : 1 2 . 0 p t ; f o n t - f a m i l y : " T i m e s  
N e w R o m a n " , s e r i f ; m s o o - a s c i i - f o n t -  
f a m i l y : " T i m e s N e w R o m a n " ; m s o o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ; m s o o - f a r e a s t - t h e m e -  
f o n t : m i n o r - f a r e a s t ; m s o o - h a n s i -  
f o n t - f a m i l y : " T i m e s N e w R o m a n " ;  
m s o o - b i d i - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ; } s p a n . F o o t e r C h a r { m s o o -  
s t y l e - n a m e : " F o o t e r C h a r " ; m s o o -  
s t y l e - n o s h o w : y e s ; m s o o - s t y l e -  
p r i o r i t y : 9 9 ; m s o o - s t y l e -  
u n h i d e : n o ; m s o o - s t y l e -  
l o c k e d : y e s ; m s o o - s t y l e -  
l i n k : F o o t e r ; m s o o - a n s i - f o n t -  
s i z e : 1 2 . 0 p t ; m s o o - b i d i - f o n t -  
s i z e : 1 2 . 0 p t ; f o n t - f a m i l y : " T i m e s  
N e w R o m a n " , s e r i f ; m s o o - a s c i i - f o n t -  
f a m i l y : " T i m e s N e w R o m a n " ; m s o o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ; m s o o - f a r e a s t - t h e m e -  
f o n t : m i n o r - f a r e a s t ; m s o o - h a n s i -  
f o n t - f a m i l y : " T i m e s N e w R o m a n " ;  
m s o o - b i d i - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ; } s p a n . B a l l o o n T e x t C h a r  
{ m s o o - s t y l e - n a m e : " B a l l o o n T e x t  
C h a r " ; m s o o - s t y l e - n o s h o w : y e s ;  
m s o o - s t y l e - p r i o r i t y : 9 9 ; m s o o - s t y l e -  
u n h i d e : n o ; m s o o - s t y l e -  
l o c k e d : y e s ; m s o o - s t y l e -  
l i n k : " B a l l o o n T e x t " ; m s o o - a n s i -  
f o n t - s i z e : 9 . 0 p t ; m s o o - b i d i - f o n t -  
s i z e : 9 . 0 p t ; f o n t - f a m i l y : " S e g o e  
U I " , s a n s - s e r i f ; m s o o - a s c i i - f o n t -  
f a m i l y : " S e g o e U I " ; m s o o - f a r e a s t -  
f o n t - f a m i l y : " T i m e s N e w R o m a n " ;  
m s o o - f a r e a s t - t h e m e - f o n t : m i n o r -  
f a r e a s t ; m s o o - h a n s i - f o n t -  
f a m i l y : " S e g o e U I " ; m s o o - b i d i -  
f o n t - f a m i l y : " S e g o e U I " ; }  
p . d o c u m e n t a g e n d a n o ,

l i . . d o o c u m e n t a g e n d a n o ,  
d i v . . d o o c u m e n t a g e n d a n o { m s o - s t y l e -  
n a m e : d o o c u m e n t \_ a g e n d a \_ n o ; m s o -  
s t y l e - u n h i d e : n o ; m s o - m a r g i n -  
t o p - a l t : a u t o ; m a r g i n - r i g h t : 0 c m ;  
m s o - m a r g i n - b o t t o m - a l t : a u t o ;  
m a r g i n - l e f t : 0 c m ; t e x t -  
a l i g n : r i g h t ; m s o -  
p a g i n a t i o n : w i d o w - o r p h a n ; f o n t -  
s i z e : 1 4 . 0 p t ; f o n t - f a m i l y : " T i m e s  
N e w R o m a n " , s e r i f ; m s o - f a r e a s t -  
f o n t - f a m i l y : " T i m e s N e w R o m a n " ;  
m s o - f a r e a s t - t h e m e - f o n t : m i n o r -  
f a r e a s t ; f o n t - w e i g h t : b o l d ; }  
p . . d a t a r o w , l i . . d a t a r o w ,  
d i v . . d a t a r o w { m s o - s t y l e -  
n a m e : d a t a \_ r o w ; m s o - s t y l e -  
u n h i d e : n o ; m a r g i n - t o p : 1 5 . 0 p t ;  
m a r g i n - r i g h t : 0 c m ; m a r g i n -  
b o t t o m : 1 1 . 2 5 p t ; m a r g i n -  
l e f t : 0 c m ; m s o - p a g i n a t i o n : w i d o w -  
o r p h a n ; f o n t - s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " T i m e s N e w R o m a n " , s e r i f ;  
m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s  
N e w R o m a n " ; m s o - f a r e a s t -  
f o n t : m i n o r - f a r e a s t ; }  
p . . d a t a r o w l a b e l , l i . . d a t a r o w l a b e l ,  
d i v . . d a t a r o w l a b e l { m s o - s t y l e -  
n a m e : d a t a \_ r o w \_ l a b e l ; m s o - s t y l e -  
u n h i d e : n o ; m s o - m a r g i n - t o p -  
a l t : a u t o ; m a r g i n - r i g h t : 0 c m ; m s o -  
m a r g i n - b o t t o m - a l t : a u t o ; m a r g i n -  
l e f t : 0 c m ; m s o - p a g i n a t i o n : w i d o w -  
o r p h a n ; f o n t - s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " T i m e s N e w R o m a n " , s e r i f ;  
m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s  
N e w R o m a n " ; m s o - f a r e a s t -  
f o n t : m i n o r - f a r e a s t ; f o n t -  
w e i g h t : b o l d ; f o n t - s t y l e : i t a l i c ; }  
p . . d a t a r o w d a t a , l i . . d a t a r o w d a t a ,  
d i v . . d a t a r o w d a t a { m s o - s t y l e -  
n a m e : d a t a \_ r o w \_ d a t a ; m s o - s t y l e -  
u n h i d e : n o ; m s o - m a r g i n - t o p -  
a l t : a u t o ; m a r g i n - r i g h t : 0 c m ; m s o -  
m a r g i n - b o t t o m - a l t : a u t o ; m a r g i n -  
l e f t : 0 c m ; m s o - p a g i n a t i o n : w i d o w -  
o r p h a n ; f o n t - s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " T i m e s N e w R o m a n " , s e r i f ;  
m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s  
N e w R o m a n " ; m s o - f a r e a s t -  
f o n t : m i n o r - f a r e a s t - t h e m e -



f o n t : m i n o r - f a r e a s t ; }  
p . c o r p p r i o r i t y k e y w o r d ,  
l i . c o r p p r i o r i t y k e y w o r d ,  
d i v . c o r p p r i o r i t y k e y w o r d { m s o -  
s t y l e -  
n a m e : c o r p p r i o r i t y \_ k e y w o r d ; m s o -  
s t y l e - u n h i d e : n o ; m s o - m a r g i n -  
t o p - a l t : a u t o ; m a r g i n - r i g h t : 0 c m ;  
m s o - m a r g i n - b o t t o m - a l t : a u t o ;  
m a r g i n - l e f t : 0 c m ; m s o -  
p a g e i n a t i o n : w i d o w - o r p h a n ; f o n t -  
s i z e : 1 2 . 0 p t ; f o n t - f a m i l y : " T i m e s  
N e w R o m a n " , s e r i f ; m s o - f a r e a s t -  
f o n t - f a m i l y : " T i m e s N e w R o m a n " ;  
m s o - f a r e a s t - t h e m e - f o n t : m i n o r -  
f a r e a s t ; f o n t - w e i g h t : b o l d ; }  
p . f r o n t s h e e t l a b e l ,  
l i . f r o n t s h e e t l a b e l ,  
d i v . f r o n t s h e e t l a b e l { m s o - s t y l e -  
n a m e : f r o n t s h e e t \_ l a b e l ; m s o -  
s t y l e - u n h i d e : n o ; m s o - m a r g i n -  
t o p - a l t : a u t o ; m a r g i n - r i g h t : 0 c m ;  
m s o - m a r g i n - b o t t o m - a l t : a u t o ;  
m a r g i n - l e f t : 0 c m ; m s o -  
p a g e i n a t i o n : w i d o w - o r p h a n ; f o n t -  
s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s  
R o m a n " ; m s o - f a r e a s t - t h e m e -  
f o n t : m i n o r - f a r e a s t ; f o n t -  
w e i g h t : b o l d ; } p . f r o n t s h e e t d a t a ,  
l i . f r o n t s h e e t d a t a ,  
d i v . f r o n t s h e e t d a t a { m s o - s t y l e -  
n a m e : f r o n t s h e e t \_ d a t a ; m s o - s t y l e -  
u n h i d e : n o ; m s o - m a r g i n - t o p -  
a l t : a u t o ; m a r g i n - r i g h t : 0 c m ; m s o -  
m a r g i n - b o t t o m - a l t : a u t o ; m a r g i n -  
l e f t : 0 c m ; m s o - p a g e i n a t i o n : w i d o w -  
o r p h a n ; f o n t - s i z e : 1 2 . 0 p t ; f o n t -  
f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s  
R o m a n " ; m s o - f a r e a s t - t h e m e -  
f o n t : m i n o r - f a r e a s t ; } s p a m E  
{ m s o - s t y l e - n a m e : " " ; m s o - g r a m -  
e : y e s ; } . M s o C h p D e f a u l t { m s o -  
s t y l e - t y p e : e x p o r t - o n l y ; m s o -  
d e f a u l t - p r o p s : y e s ; f o n t -  
s i z e : 1 0 . 0 p t ; m s o - a n s i - f o n t -  
s i z e : 1 0 . 0 p t ; m s o - b i d i - f o n t -  
s i z e : 1 0 . 0 p t ; } @ p a g e

WooordSeectioonn1 {sioze:595.3p  
841.9p; marrgin:72.0p 72.0p  
72.0p 72.0p; ms-o-head-  
marrgin:35.4p; ms-o-fter-  
marrgin:35.4p; ms-o-pape-  
source:0; } div.WooordSeectioonn1  
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!--[if gte ms-o 100]> stytle> /\* Stytle  
Definiitioons \*  
table.MsoNORMaLTaBLE {ms-o-stytle-  
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colbnd-sioze:0; ms-o-  
noshow:yes; ms-o-stytle-  
prieorty:99; ms-o-stytle-  
papeen: " "; ms-o-paddin-g-  
5.4p 0cm 5.4p; ms-o-pape-  
marrgin:0cm; ms-o-pape-  
marrgin-bottm:0001p; ms-o-  
paggin-atioonn:widow-or-phn; foont-  
sioze:10.0p; foont-family: "Timses  
Neww Romn", serif; } /stytle>  
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style="text-align: center; margin-right: 50.0p">  
alicgn: center; margin-right: 50.0p  
style="text-align: center; margin-right: 50.0p; f-  
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fapeast-font-family: "Timeses Neww  
Romn" 'Ageendaa Noo 100  
o:p>/o:p>/spaan>/b>/p> div  
style="margin-  
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top:15.0p; marrgin-right:50.0p;  
marrgin-bottm:15.0p" id="documnt\_titl"> p  
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amily: "Arial", sans-serif; ms-o-  
fapeast-font-family: "Timeses Neww

R o o m a a n n " ' > A A G E N D A M A N A G E M E N T  
S H E E T o : p > / o : p > / s p a a n n > / i > / b > / p >  
/ d i v > ! - - c l o s e o f d i v  
d o c u m e n t \_ t i t l e - - > t a b l e  
c l a s s = M s o N o r m a l T a b l e b o r d e r = 0  
c e l l s p a c i n g = 0 c e l l p a d d i n g = 0  
w i d t h = " 1 0 0 % "  
s t y l e = ' w i d t h : 1 0 0 . 0 0 % ; b o r d e r -  
c o l o r : c o l o r : m s o - y f t i -  
t b l o o k : 1 1 8 4 ; m s o - p a d d i n g - a l t :  
0 c m 5 . 4 p t 0 c m 5 . 4 p t '  
i d = f r o n t s h e e t > t r s t y l e = ' m s o - y f t i -  
i r o w : 0 ; m s o - y f t i - f i r s t r o w : y e s ' >  
t d w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : 1 5 . 0 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a a n n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > R e p o r t T i t l e :  
o : p > / o : p > / s p a a n n > / b > / p > / t d > t d  
w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : . 7 5 p t  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a a n n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > D e l e g a t e  
D e c i s i o n s 2 8 s u p > t h / s u p > M a r c h  
2 0 1 8 t o 2 5 s u p > t h / s u p > A p r i l  
2 0 1 8 o : p > / o : p > / s p a a n n > / p > / t d > / t r >  
t r s t y l e = ' m s o - y f t i - i r o w : 1 ' > t d  
w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : 1 5 . 0 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a a n n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > N a m e o f  
C o m m i t t e e :  
o : p > / o : p > / s p a a n n > / b > / p > / t d > t d  
w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : . 7 5 p t  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a a n n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > P l a n n i n g  
C o m m i t t e e o : p > / o : p > / s p a a n n > / p >  
/ t d > / t r > t r s t y l e = ' m s o - y f t i -



p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > W a r d  
R e l e v a n c e :  
o : p > / o : p > / s p a n > / b > / p > / t d > t d  
w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : . 7 5 p t  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w  
R o m a n " ' > A l l o : p > / o : p > / s p a n > / p >  
/ t d > / t r > t r s t y l e = ' m s o - y f t i -  
i r o w : 6 ' > t d w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : 1 5 . 0 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > P r i o r  
C o n s u l t i o n :  
o : p > / o : p > / s p a n > / b > / p > / t d > t d  
w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : . 7 5 p t  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w  
R o m a n " ' > N o n e o : p > / o : p > / s p a n > / p >  
/ t d > / t r > t r s t y l e = ' m s o - y f t i -  
i r o w : 7 ' > t d w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : 1 5 . 0 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > C o n t a c t  
O f f i c e : o : p > / o : p > / s p a n > / b > / p >  
/ t d > t d w i d t h = " 5 0 0 % "  
s t y l e = ' w i d t h : 5 0 0 . 0 0 % ; p a d d i n g : . 7 5 p t  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > D a n M c G a h e y  
3 7 7 4 o : p > / o : p > / s p a n > / p > / t d > / t r >

t r s t y l e = ' m s o - y f t i - i r o w : 8 ' > t d  
w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > P u b l i c o r  
P r i v a t e : o : p > / o : p > / s p a n > / b > / p >  
/ t d > t d w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : . 7 5 p  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > P u b l i c  
o : p > / o : p > / s p a n > / p > / t d > / t r > t r  
s t y l e = ' m s o - y f t i - i r o w : 9 ' > t d  
w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > R e p o r t  
s u b j e c t t o C a l l - I n :  
o : p > / o : p > / s p a n > / b > / p > / t d > t d  
w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : . 7 5 p  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > N o  
o : p > / o : p > / s p a n > / p > / t d > / t r > t r  
s t y l e = ' m s o - y f t i - i r o w : 1 0 ' > t d  
w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > R e p o r t E n -  
B l o c : o : p > / o : p > / s p a n > / b > / p >  
/ t d > t d w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : . 7 5 p  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -

"Tiemes New Roman"'>No  
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slyle='ms-o-yfti-irow:11'> t  
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serif;ms-o-fareast-font-familiy:  
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o:p>/o:p>/s>p>/b>/p>/t>/d> t  
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slyle='widht:50.0%;padding:.75pt  
t .75pt .75pt'> p  
classs=Msoraml>sp  
slyle='font-familiy:"Arial",s-  
serif;ms-o-fareast-font-familiy:  
"Tiemes New Roman"'>No  
o:p>/o:p>/s>p>/p>/t>/r> t  
slyle='ms-o-yfti-irow:12'> t  
widht="50%"  
slyle='widht:50.0%;padding:15.00  
pt 0cm 0cm 0cm'> p  
classs=Msoraml>b>sp  
slyle='font-familiy:"Arial",s-  
serif;ms-o-fareast-font-familiy:  
"Tiemes New Roman"'>Corpora  
Pririti:  
o:p>/o:p>/s>p>/b>/p>/t>/d> t  
widht="50%"  
slyle='widht:50.0%;padding:.75pt  
t .75pt .75pt'>/t>/r> t  
slyle='ms-o-yfti-irow:13'> t  
widht="50%"  
slyle='widht:50.0%;padding:15.00  
pt 0cm 0cm 0cm'> p  
classs=Msoraml>b>sp  
slyle='font-familiy:"Arial",s-  
serif;ms-o-fareast-font-familiy:  
"Tiemes New Roman"'>Statuor  
Poolicy Bacckgroun:  
o:p>/o:p>/s>p>/b>/p>/t>/d> t  
widht="50%"  
slyle='widht:50.0%;padding:.75pt  
t .75pt .75pt'> p  
classs=Msoraml>sp  
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serif;ms-o-fareast-font-familiy:  
"Tiemes New Roman"'>Plainning  
Looal Goveenmt

L e g i s l a t i o n o : p > / o : p > / s p a n > / p > /  
/ t d > / t r > t r s t y l e = ' m s o - y f t i -  
i r o w : 1 4 ' > t d w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > S u m m a r y :  
o : p > / o : p > / s p a n > / b > / p > / t d > t d  
w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : . 7 5 p  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > T h e r e p o r t  
l i s t s t h e d e c i s i o n s t a k e n b y t h e  
H e a d o f G r o w t h a n d I n v e s t m e n t  
u n d e r d e l e g a t e d  
p o w e r s o : p > / o : p > / s p a n > / p > / t d >  
/ t r > t r s t y l e = ' m s o - y f t i - i r o w : 1 5 ' >  
t d w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > F i n a n c i a l  
I m p l i c a t i o n s :  
o : p > / o : p > / s p a n > / b > / p > / t d > t d  
w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : . 7 5 p  
t . 7 5 p t . 7 5 p t . 7 5 p t ' > p  
c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > T h e r e a r e n o  
f i n a n c i a l i m p l i c a t i o n s f o r t h i s  
r e p o r t o : p > / o : p > / s p a n > / p > / t d >  
/ t r > t r s t y l e = ' m s o - y f t i - i r o w : 1 6 ' >  
t d w i d t h = " 5 0 % "  
s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0  
p t 0 c m 0 c m 0 c m ' > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w R o m a n " ' > R i s k  
M a n a g e m e n t I m p l i c a t i o n s :  
o : p > / o : p > / s p a n > / b > / p > / t d > t d



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class="MsoNormal">spans  
styling="font-family:Arial",sans-serif;  
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risks management implecations for  
the risk report o: p>/o: p>/spans>/p>  
/td> /tr> tr styling="mso-yfti-  
iroww:17"> tidth="50%"  
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styling="font-family:Arial",sans-serif;  
mso-fareast-t-fam-ily:"TimesNew  
Roman">Environmeental  
Implications:  
o: p>/o: p>/spans>/b>/p> /td> t  
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styling="width:50%;padding:75px  
t.75px.t.75px.t.75px"> p  
class="MsoNormal">spans  
styling="font-family:Arial",sans-serif;  
mso-fareast-t-fam-ily:"TimesNew  
Roman">Therere  
environmeental implications for  
the risk report o: p>/o: p>/spans>/p>  
/td> /tr> tr styling="mso-yfti-  
iroww:18"> tidth="50%"  
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Roman">Legals  
Implications:  
o: p>/o: p>/spans>/b>/p> /td> t  
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t.75px.t.75px.t.75px"> p  
class="MsoNormal">spans  
styling="font-family:Arial",sans-serif;  
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Roman">Therere  
legals implications for the risk  
o: p>/o: p>/spans>/p> /td> /tr> tr  
styling="mso-yfti-iroww:19"> t  
width="50%"

s□t□y□l□e□=□'□w□i□d□t□h□:□5□0□.□0□%□;□p□a□d□d□i□n□g□:□1□5□.□0□  
p□t□ 0□c□m□ 0□c□m□ 0□c□m□'□>□ p□  
c□l□a□s□s□=□M□s□o□N□o□r□m□a□l□>□b□>□s□p□a□n□  
s□t□y□l□e□=□'□f□o□n□t□-□f□a□m□i□l□y□:□"□A□r□i□a□l□"□,□s□a□n□s□-  
□s□e□r□i□f□;□m□s□o□-□f□a□r□e□a□s□t□-□f□o□n□t□-□f□a□m□i□l□y□:□  
"□T□i□m□e□s□ N□e□w□ R□o□m□a□n□"□'□>□E□q□u□a□l□i□t□y□ a□n□d□  
D□i□v□e□r□s□i□t□y□:□  
o□:□p□>□/□o□:□p□>□/□s□p□a□n□>□/□b□>□/□p□>□ /□t□d□>□ t□d□  
w□i□d□t□h□=□"□5□0□%□"  
s□t□y□l□e□=□'□w□i□d□t□h□:□5□0□.□0□%□;□p□a□d□d□i□n□g□:□.□7□5□p□  
t□ .□7□5□p□t□ .□7□5□p□t□ .□7□5□p□t□'□>□ p□  
c□l□a□s□s□=□M□s□o□N□o□r□m□a□l□>□s□p□a□n□  
s□t□y□l□e□=□'□f□o□n□t□-□f□a□m□i□l□y□:□"□A□r□i□a□l□"□,□s□a□n□s□-  
□s□e□r□i□f□;□m□s□o□-□f□a□r□e□a□s□t□-□f□o□n□t□-□f□a□m□i□l□y□:□  
"□T□i□m□e□s□ N□e□w□ R□o□m□a□n□"□'□>□T□h□e□r□e□ a□r□e□ n□o□  
e□q□u□a□l□i□t□y□ a□n□d□ d□i□v□e□r□s□i□t□y□  
i□m□p□l□i□c□a□t□i□o□n□s□ f□o□r□ t□h□i□s□ r□e□p□o□r□t□  
o□:□p□>□/□o□:□p□>□/□s□p□a□n□>□/□p□>□ /□t□d□>□ /□t□r□>□ t□r□  
s□t□y□l□e□=□'□m□s□o□-□y□f□t□i□-□i□r□o□w□:□2□0□'□>□ t□d□  
w□i□d□t□h□=□"□5□0□%□"  
s□t□y□l□e□=□'□w□i□d□t□h□:□5□0□.□0□%□;□p□a□d□d□i□n□g□:□1□5□.□0□  
p□t□ 0□c□m□ 0□c□m□ 0□c□m□'□>□ p□  
c□l□a□s□s□=□M□s□o□N□o□r□m□a□l□>□b□>□s□p□a□n□  
s□t□y□l□e□=□'□f□o□n□t□-□f□a□m□i□l□y□:□"□A□r□i□a□l□"□,□s□a□n□s□-  
□s□e□r□i□f□;□m□s□o□-□f□a□r□e□a□s□t□-□f□o□n□t□-□f□a□m□i□l□y□:□  
"□T□i□m□e□s□ N□e□w□ R□o□m□a□n□"□'□>□O□p□t□i□o□n□s□:□  
o□:□p□>□/□o□:□p□>□/□s□p□a□n□>□/□b□>□/□p□>□ /□t□d□>□ t□d□  
w□i□d□t□h□=□"□5□0□%□"  
s□t□y□l□e□=□'□w□i□d□t□h□:□5□0□.□0□%□;□p□a□d□d□i□n□g□:□.□7□5□p□  
t□ .□7□5□p□t□ .□7□5□p□t□ .□7□5□p□t□'□>□/□t□d□>□ /□t□r□>□ t□r□  
s□t□y□l□e□=□'□m□s□o□-□y□f□t□i□-□i□r□o□w□:□2□1□'□>□ t□d□  
w□i□d□t□h□=□"□5□0□%□"  
s□t□y□l□e□=□'□w□i□d□t□h□:□5□0□.□0□%□;□p□a□d□d□i□n□g□:□1□5□.□0□  
p□t□ 0□c□m□ 0□c□m□ 0□c□m□'□>□ p□  
c□l□a□s□s□=□M□s□o□N□o□r□m□a□l□>□b□>□s□p□a□n□  
s□t□y□l□e□=□'□f□o□n□t□-□f□a□m□i□l□y□:□"□A□r□i□a□l□"□,□s□a□n□s□-  
□s□e□r□i□f□;□m□s□o□-□f□a□r□e□a□s□t□-□f□o□n□t□-□f□a□m□i□l□y□:□  
"□T□i□m□e□s□ N□e□w□  
R□o□m□a□n□"□'□>□R□e□c□o□m□m□e□n□d□a□t□i□o□n□:□  
o□:□p□>□/□o□:□p□>□/□s□p□a□n□>□/□b□>□/□p□>□ /□t□d□>□ t□d□  
w□i□d□t□h□=□"□5□0□%□"  
s□t□y□l□e□=□'□w□i□d□t□h□:□5□0□.□0□%□;□p□a□d□d□i□n□g□:□.□7□5□p□  
t□ .□7□5□p□t□ .□7□5□p□t□ .□7□5□p□t□'□>□ p□  
c□l□a□s□s□=□M□s□o□N□o□r□m□a□l□>□s□p□a□n□  
s□t□y□l□e□=□'□f□o□n□t□-□f□a□m□i□l□y□:□"□A□r□i□a□l□"□,□s□a□n□s□-  
□s□e□r□i□f□;□m□s□o□-□f□a□r□e□a□s□t□-□f□o□n□t□-□f□a□m□i□l□y□:□  
"□T□i□m□e□s□ N□e□w□ R□o□m□a□n□"□'□>□T□h□e□ r□e□p□o□r□t□ b□e□  
n□o□t□e□d□.□o□:□p□>□/□o□:□p□>□/□s□p□a□n□>□/□p□>□ /□t□d□>□  
/□t□r□>□ t□r□ s□t□y□l□e□=□'□m□s□o□-□y□f□t□i□-  
□i□r□o□w□:□2□2□;□m□s□o□-□y□f□t□i□-□l□a□s□t□r□o□w□:□y□e□s□'□>□

t d w i d t h = " 5 0 % "   
 s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : 1 5 . 0 p t 0 c m 0 c m 0 c m ' > p   
 c l a s s = M s o N o r m a l > b > s p a n   
 s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s N e w R o m a n " ' > R e a s o n s f o r R e c o m m e n d a t i o n :   
 o : p > / o : p > / s p a n > / b > / p > / t d > t d w i d t h = " 5 0 % "   
 s t y l e = ' w i d t h : 5 0 . 0 % ; p a d d i n g : . 7 5 p t . 7 5 p t . 7 5 p t ' > p   
 c l a s s = M s o N o r m a l > s p a n   
 s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s N e w R o m a n " ' > T o e n s u r e t h a t m e m b e r s a r e i n f o r m e d o f d e c i s i o n s o n p l a n n i n g a p p l i c a t i o n s t h a t h a v e b e e n m a d e b y o f f i c e r s u n d e r d e l e g a t e d p o w e r s o : p > / o : p > / s p a n > / p > / t d > / t r > / t a b l e > s p a n s t y l e = ' f o n t - s i z e : 1 2 . 0 p t ; f o n t - f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s N e w R o m a n " ; m s o - a n s i - l a n g u a g e : E N - G B ; m s o - f a r e a s t - l a n g u a g e : E N - G B ; m s o - b i d i - l a n g u a g e : A R - S A ' > b r c l e a r = a l l s t y l e = ' p a g e - b r e a k - b e f o r e : a l w a y s ' > / s p a n > p c l a s s = M s o N o r m a l a l i g n = r i g h t s t y l e = ' t e x t - a l i g n : r i g h t ' > b > s p a n s t y l e = ' f o n t - s i z e : 1 4 . 0 p t ; f o n t - f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s N e w R o m a n " ' > A g e n d a N o 1 0 o : p > / o : p > / s p a n > / b > / p > d i v s t y l e = ' m a r g i n - t o p : 1 5 . 0 p t ; m a r g i n - b o t t o m : 1 5 . 0 p t ' i d = " b o d y o f r e p o r t \_ t i t l e " > p c l a s s = M s o N o r m a l a l i g n = c e n t e r s t y l e = ' t e x t - a l i g n : c e n t e r ' > b > s p a n s t y l e = ' f o n t - s i z e : 1 4 . 0 p t ; f o n t - f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y : " T i m e s N e w R o m a n " ' > P l a n n i n g C o m m i t t e e 2 3 s u p > r d / s u p > M a y 2 0 1 8 b r s t y l e = ' m s o - s p e c i a l - c h a r a c t e r : l i n e - b r e a k ' > ! [ i f

!s u p p o r t L i n e B r e a k N e w L i n e ] > b r s  
s t y l e = ' m s o - s p e c i a l -  
c h a r a c t e r : l i n e - b r e a k ' >  
! [ e n d i f ] > o : p > / o : p > / s p a n > / b > / p >  
p c l a s s = M s o N o r m a l a l i g n = c e n t e r  
s t y l e = ' t e x t -  
a l i g n : c e n t e r ' > b > s p a n  
s t y l e = ' f o n t - s i z e : 1 4 . 0 p t ; f o n t -  
f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ' > D e l e g a t e d D e c i s i o n s  
2 8 s u p > t h / s u p > M a r c h 2 0 1 8 t o  
2 5 s u p > t h / s u p > A p r i l 2 0 1 8 b r  
s t y l e = ' m s o - s p e c i a l -  
c h a r a c t e r : l i n e - b r e a k ' > ! [ i f  
! s u p p o r t L i n e B r e a k N e w L i n e ] > b r s  
s t y l e = ' m s o - s p e c i a l -  
c h a r a c t e r : l i n e - b r e a k ' >  
! [ e n d i f ] > o : p > / o : p > / s p a n > / b > / p >  
d i v > p c l a s s = M s o N o r m a l  
a l i g n = c e n t e r s t y l e = ' t e x t -  
a l i g n : c e n t e r ' > b > s p a n  
s t y l e = ' f o n t - s i z e : 1 4 . 0 p t ; f o n t -  
f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ' > R e p o r t o f t h e H e a d o f  
G r o w t h a n d I n v e s t m e n t  
o : p > / o : p > / s p a n > / b > / p > / d i v >  
/ d i v > d i v  
i d = " b o d y o f r e p o r t \_ d a t a " > d i v  
s t y l e = ' b o r d e r : d o u b l e w i n d o w t e x t  
2 . 2 5 p t ; p a d d i n g : 0 c m 0 c m 0 c m  
0 c m ; m a r g i n - t o p : 1 5 . 0 p t ' >  
i d = " b o d y o f r e p o r t \_ r e c o m m e n d a t i o n  
" > d i v  
i d = " b o d y o f r e p o r t \_ r e c o m m e n d a t i o n  
t i t l e " > p  
c l a s s = M s o N o r m a l > b > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :  
" T i m e s N e w  
R o m a n " ' > R e c o m m e n d a t i o n  
/ s p a n > / b > s p a n s t y l e = ' f o n t -  
f a m i l y : " A r i a l " , s a n s - s e r i f ; m s o -  
f a r e a s t - f o n t - f a m i l y : " T i m e s N e w  
R o m a n " ; m s o - b i d i - f o n t -  
w e i g h t : b o l d ' > o : p > / o : p > / s p a n > / p  
> p c l a s s = M s o N o r m a l > s p a n  
s t y l e = ' f o n t - f a m i l y : " A r i a l " , s a n s -  
s e r i f ; m s o - f a r e a s t - f o n t - f a m i l y :

"Timmes New Rooman";msobidifont-  
wieght:bolld'>o:p>nbpsp;/o:p>/sp<sup>a</sup>  
n>/p> p cl<sup>a</sup>s<sup>s</sup>=Ms<sup>o</sup>N<sup>o</sup>r<sup>m</sup>a<sup>l</sup>>sp<sup>a</sup>n  
st<sup>y</sup>le=<sup>'</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"A<sup>r</sup>i<sup>a</sup>l"<sup>'</sup>,<sup>s</sup>a<sup>n</sup>s-  
s<sup>e</sup>r<sup>i</sup>f;<sup>'</sup>msobif<sup>a</sup>r<sup>e</sup>a<sup>s</sup>t<sup>-</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:  
"Timmes New Rooman";msobidifont-  
wieght:bolld'>The r<sup>e</sup>p<sup>o</sup>r<sup>t</sup> b<sup>e</sup>  
n<sup>o</sup>t<sup>e</sup>d.o:p>/o:p>/p>/sp<sup>a</sup>n>/p> /d<sup>i</sup>v>  
/d<sup>i</sup>v> p cl<sup>a</sup>s<sup>s</sup>=Ms<sup>o</sup>N<sup>o</sup>r<sup>m</sup>a<sup>l</sup>  
st<sup>y</sup>le=<sup>'</sup>m<sup>a</sup>r<sup>g</sup>i<sup>n</sup>-  
b<sup>o</sup>t<sup>t</sup>o<sup>m</sup>:12.0p<sup>t</sup>'>sp<sup>a</sup>n st<sup>y</sup>le=<sup>'</sup>f<sup>o</sup>n<sup>t</sup>-  
f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"A<sup>r</sup>i<sup>a</sup>l"<sup>'</sup>,<sup>s</sup>a<sup>n</sup>s-  
s<sup>e</sup>r<sup>i</sup>f;<sup>'</sup>msobif<sup>a</sup>r<sup>e</sup>a<sup>s</sup>t<sup>-</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"Timmes New  
Rooman"<sup>'</sup>>o:p>nbpsp;/o:p>/sp<sup>a</sup>n>/p>  
p cl<sup>a</sup>s<sup>s</sup>=Ms<sup>o</sup>N<sup>o</sup>r<sup>m</sup>a<sup>l</sup>>b<sup>s</sup> st<sup>y</sup>le=<sup>'</sup>m<sup>s</sup>o-  
b<sup>i</sup>d<sup>i</sup>-f<sup>o</sup>n<sup>t</sup>-w<sup>e</sup>i<sup>g</sup>h<sup>t</sup>:n<sup>o</sup>r<sup>m</sup>a<sup>l</sup>'>sp<sup>a</sup>n  
st<sup>y</sup>le=<sup>'</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"A<sup>r</sup>i<sup>a</sup>l"<sup>'</sup>,<sup>s</sup>a<sup>n</sup>s-  
s<sup>e</sup>r<sup>i</sup>f;<sup>'</sup>msobif<sup>a</sup>r<sup>e</sup>a<sup>s</sup>t<sup>-</sup>f<sup>o</sup>n<sup>t</sup>-  
f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"Timmes New  
Rooman"<sup>'</sup>>1.1sp<sup>a</sup>n st<sup>y</sup>le=<sup>'</sup>m<sup>s</sup>o-  
s<sup>p</sup>a<sup>c</sup>e<sup>r</sup>u<sup>n</sup>:y<sup>e</sup>s'<sup>'</sup>> 4  
/sp<sup>a</sup>n>BAC<sup>K</sup>GR<sup>O</sup>U<sup>N</sup>D<sup>o</sup>:p>/o:p>/sp<sup>a</sup>  
n>/b>/p> p  
cl<sup>a</sup>s<sup>s</sup>=Ms<sup>o</sup>N<sup>o</sup>r<sup>m</sup>a<sup>l</sup>>sp<sup>a</sup>n  
st<sup>y</sup>le=<sup>'</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"A<sup>r</sup>i<sup>a</sup>l"<sup>'</sup>,<sup>s</sup>a<sup>n</sup>s-  
s<sup>e</sup>r<sup>i</sup>f;<sup>'</sup>msobif<sup>a</sup>r<sup>e</sup>a<sup>s</sup>t<sup>-</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>  
"Timmes New  
Rooman"<sup>'</sup>>o:p>nbpsp;/o:p>/sp<sup>a</sup>n>/p>  
p cl<sup>a</sup>s<sup>s</sup>=Ms<sup>o</sup>N<sup>o</sup>r<sup>m</sup>a<sup>l</sup>  
st<sup>y</sup>le=<sup>'</sup>m<sup>a</sup>r<sup>g</sup>i<sup>n</sup>-  
b<sup>o</sup>t<sup>t</sup>o<sup>m</sup>:12.0p<sup>t</sup>'>sp<sup>a</sup>n st<sup>y</sup>le=<sup>'</sup>f<sup>o</sup>n<sup>t</sup>-  
f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"A<sup>r</sup>i<sup>a</sup>l"<sup>'</sup>,<sup>s</sup>a<sup>n</sup>s-  
s<sup>e</sup>r<sup>i</sup>f;<sup>'</sup>msobif<sup>a</sup>r<sup>e</sup>a<sup>s</sup>t<sup>-</sup>f<sup>o</sup>n<sup>t</sup>-f<sup>a</sup>m<sup>i</sup>l<sup>y</sup>:<sup>'</sup>"Timmes New  
Rooman"<sup>'</sup>>sp<sup>a</sup>n st<sup>y</sup>le=<sup>'</sup>m<sup>s</sup>o-  
c<sup>o</sup>u<sup>n</sup>t:1'<sup>'</sup>> 4  
/sp<sup>a</sup>n>D<sup>e</sup>c<sup>i</sup>s<sup>i</sup>o<sup>n</sup>s<sup>t</sup>a<sup>k</sup>e<sup>n</sup> b<sup>y</sup> t<sup>h</sup>e<sup>H</sup>e<sup>a</sup>d<sup>o</sup>  
o<sup>f</sup> G<sup>r</sup>o<sup>w</sup>t<sup>h</sup> a<sup>n</sup>d I<sup>n</sup>v<sup>e</sup>s<sup>t</sup>m<sup>e</sup>n<sup>t</sup> i<sup>n</sup>  
e<sup>x</sup>e<sup>r</sup>c<sup>i</sup>s<sup>e</sup> o<sup>f</sup> p<sup>o</sup>w<sup>e</sup>r<sup>s</sup> s<sup>p</sup>a<sup>n</sup>  
st<sup>y</sup>le=<sup>'</sup>m<sup>s</sup>o-<sup>t</sup>a<sup>b</sup>-<sup>c</sup>o<sup>u</sup>n<sup>t</sup>:1'<sup>'</sup>> 4  
/sp<sup>a</sup>n>d<sup>e</sup>l<sup>e</sup>g<sup>a</sup>t<sup>e</sup>d t<sup>o</sup> h<sup>i</sup>m<sup>d</sup>u<sup>r</sup>i<sup>n</sup>g t<sup>h</sup>e  
a<sup>b</sup>o<sup>v</sup>e p<sup>e</sup>r<sup>i</sup>o<sup>d</sup> a<sup>r</sup>e s<sup>e</sup>t o<sup>u</sup>t i<sup>n</sup> t<sup>h</sup>e  
A<sup>p</sup>p<sup>e</sup>n<sup>d</sup>i<sup>x</sup> s<sup>p</sup>a<sup>n</sup> st<sup>y</sup>le=<sup>'</sup>m<sup>s</sup>o-<sup>t</sup>a<sup>b</sup>-  
c<sup>o</sup>u<sup>n</sup>t:1'<sup>'</sup>> 4  
/sp<sup>a</sup>n>a<sup>t</sup>t<sup>a</sup>c<sup>h</sup>e<sup>d</sup>.o:p>/o:p>/p>/sp<sup>a</sup>n>/p>  
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DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER  
DELEGATED POWERS FROM 28.03.2018 TO 25.04.2018

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R18/0057 Refused 28.03.2018</i>	74 Bilton Road Rugby CV22 7AL	Erection of two storey side and rear extension and use for two flats [including the retention of existing dwelling] and extend vehicle crossing [amended plans].
<i>R17/1490 Refused 18.04.2018</i>	Pailton Fields Farm Lutterworth Road Rugby CV23 0QJ	Erection of an agricultural barn.
<i>R18/0207 Refused 19.04.2018</i>	Flat The Old Vicarage London Road Ryton on Dunsmore CV8 3ER	Proposed triple garage with 2 bedroom flat over to rear of the Old Vicarage.
<i>R17/1323 Refused 24.04.2018</i>	50 Brookside Stretton-On-Dunsmore Rugby CV23 9NH	Erection of a detached dwelling house.
<b>Applications Approved</b>		
<i>R18/0150 Approved 06.03.2018</i>	Swallows Nest Peter Hall Lane Binley Woods CV2 2DR	Single storey side extension and internal alterations to form 'granny annex'.
<i>R18/0114 Approved 07.03.2018</i>	Rugby Media Port Limited Satellite Media Services Lawford Heath Lane Rugby CV23 9EU	Change of use of agricultural land as an extension of the existing commercial site to accommodate the erection of six new 9.3 metre diameter new satellite antennae.
<i>R18/0055 Approved 09.03.2018</i>	The Hall Priory Hill Rugby Road Wolston CV8 3FZ	Extension to office building and internal reconfiguration of kitchen area. Conversion and extension of stable building to create office space.

<i>R18/0102 Approved 13.03.2018</i>	54 Lancaster Road Rugby CV21 2QW	Installation of 3no.pitched roof front dormers (including removal of the existing dormer and gable end).
<i>R18/0206 Approved 16.03.2018</i>	AAI Sports Ltd The Sports Connexion Leamington Road Ryton on Dunsmore CV8 3FL	Erection of new entrance foyer with roof terrace along with enclosed staircases following the removal of the existing fire escape stairs.
<i>R18/0269 Approved 19.03.2018</i>	8 Dunsmore Heath Rugby CV22 6TR	Single storey side extension and part conversion of garage to playroom and utility.
<i>R18/0301 Approved 28.03.2018</i>	The Cottage Coventry Road Long Lawford Rugby CV23 9BT	Provision of a new hip roof over the existing flat roofed detached garage and the existing flat roofed single storey element to the front elevation, provision of a new porch, erection of a single storey rear extension and a new bay window to the same elevation.
<i>R17/2100 Approved 28.03.2018</i>	Calcutt House Farm Calcutt Lane Broadwell Rugby CV23 8HY	Retention of Temporary siting of a 2 bedroom mobile home.
<i>R18/0302 Approved 28.03.2018</i>	1 The Green Long Lawford Rugby CV23 9BL	Erection of a two storey side extension and provision of solar panels to the front and rear roof slopes and a flat roofed dormer to existing front roof slope. (Resubmission of R17/1067 granted 17th August 2017 for the erection of a two storey side extension and provision of solar panels to the front and rear roof slopes and a flat roofed dormer to existing front roof slope).
<i>R18/0296 Approved 28.03.2018</i>	13 Waring Way Dunchurch CV22 6PH	Provision of pitched roof over existing flat roof garage.
<i>R18/0387 Approved 29.03.2018</i>	128 Lawford Lane Bilton Rugby CV22 7JT	Erection of proposed single storey side extension and conversion of integral garage.
<i>R17/1423 Approved 29.03.2018</i>	123 Rugby Road Binley Woods CV3 2AY	Extend existing dropped kerb to classified road (Rugby Rd - A428).

<i>R18/0331 Approved 29.03.2018</i>	Lemon Groundwork Supplies Hunters Lane Rugby CV21 1EA	Erection of a two storey rear extension, single storey side extension and alterations to front elevation.
<i>R18/0160 Approved 29.03.2018</i>	51 Newland Street Rugby CV22 7BJ	Erection of two storey side/rear extension including external alterations to the dwelling.
<i>R18/0294 Approved 29.03.2018</i>	61 Jackson Road Rugby CV21 4LS	Retention of existing single storey extension.
<i>R18/0393 Approved 29.03.2018</i>	220 Montague Road Rugby CV22 6LG	Erection of single storey front extension.
<i>R17/1839 Approved 29.03.2018</i>	29 Regent Street Rugby CV21 2PE	Proposed change of use of first and second floor to 3 flats, single storey rear extension to first floor and external alterations.
<i>R17/2045 Approved 29.03.2018</i>	2 Oddfellows Cottages Wolds Lane Wolvey Hinckley LE10 3LL	Demolition of the existing attached garage and erection of a two storey side, a single storey rear and a single storey front extension.
<i>R18/0320 Approved 03.04.2018</i>	6 Hillary Road Rugby CV22 6EU	Erection of single storey side and rear extension.
<i>R18/0286 Approved 03.04.2018</i>	270 Dunchurch Road Rugby CV22 6HX	Proposed two storey side and single storey rear extension, other alterations and external works, to include the creation of a new access, dropped kerb and detached garage.
<i>R18/0313 Approved 03.04.2018</i>	36 David Road Rugby CV22 7PX	Retention of a single storey rear conservatory.
<i>R18/0370 Approved 03.04.2018</i>	Clifton Hall Farm Lilbourne Road Lilbourne Road Rugby CV23 0BB	Erection of an extension to an existing agricultural storage shed.

<i>R18/0136 Approved 04.04.2018</i>	11 Deane Road Hillmorton Rugby CV21 4NZ	Retention of a front porch.
<i>R17/2021 Approved 04.04.2018</i>	Guy Fawkes House The Square Dunchurch CV22 6NU	Erection of proposed single storey 'Orangery' extension.
<i>R18/0159 Approved 05.04.2018</i>	28 Southam Road Dunchurch Rugby CV22 6NL	Conversion and extension of existing outbuildings to single bedroom residential dwelling (Land to Rear of 28 Southam Rd).
<i>R18/0048 Approved 06.04.2018</i>	108 Pytchley Road Eastlands Rugby CV22 5NF	Erection of a side/ rear extension and retention of boundary fence above 2m.
<i>R18/0360 Approved 09.04.2018</i>	20 Pennington Mews Rugby CV21 2RG	Erection of a single storey side extension.
<i>R18/0251 Approved 10.04.2018</i>	Hillgrove Main Street Withybrook CV7 9LW	Proposed alterations to the outbuilding (garage) to include the insertion of roof lights and a Juliet balcony.
<i>R18/0453 Approved 10.04.2018</i>	5 Holly Drive Ryton on Dunsmore CV8 3QA	Erection of a single storey rear extension.
<i>R18/0226 Approved 10.04.2018</i>	29 Pendred Road Rugby CV22 7BS	Erection of proposed two storey side extension and front porch.
<i>R18/0164 Approved 13.04.2018</i>	8 Yarrow Close Brownsover Rugby CV23 0TU	Conversion of integral garage into a habitable room.
<i>R18/0385 Approved 16.04.2018</i>	9 Pope Street New Bilton Rugby CV22 7BL	Erection of a single storey side and a two storey rear extension (Resubmission and amendment to a previously approved scheme for erection of a two storey side and rear extension granted 25th August 2015 under R15/1294).



<i>R17/1122 Approved 16.04.2018</i>	115 Overslade Lane Bilton Rugby CV22 6EE	Erection of a two storey side extension and a single storey side and rear extension.
<i>R18/0402 Approved 16.04.2018</i>	25 Main Street Clifton Upon Dunsmore Rugby CV23 0BH	Erection of a garage.
<i>R17/1749 Approved 16.04.2018</i>	Jaguar Land Rover Special Vehicle Operations Unit 3 Prologis Park Imperial Road Ryton on Dunsmore Rugby CV8 3LF	Proposed installation of chillers/air handling units with associated works.
<i>R18/0399 Approved 16.04.2018</i>	89 Claremont Road Rugby CV21 3LX	Retention of a flat roofed single storey rear/side extension.
<i>R18/0501 Approved 17.04.2018</i>	Ashmoor Coventry Road Long Lawford Rugby CV23 9ED	Variation of Condition 2 of Planning Permission R17/0438 revising the site layout.
<i>R18/0317 Approved 17.04.2018</i>	47 Bronte Close Rugby CV21 3PD	Erection of a single storey front extension and first storey side extension.
<i>R17/1853 Approved 17.04.2018</i>	Witherslack Group Land at Former Avon Park School St Johns Avenue Rugby CV22 5HR	Retention and refurbishment of existing temporary style building and provision of car parking and fencing.
<i>R18/0500 Approved 17.04.2018</i>	11 Portland Road Rugby CV21 3RU	Erection of a single storey side and rear extension.
<i>R18/0486 Approved 18.04.2018</i>	57 Lawrence Road Rugby CV21 3SA	Erection of a single storey front, side and rear extension.

<i>R18/0124 Approved 18.04.2018</i>	19 Cawston Lane Dunchurch CV22 6QF	Proposed granny annex and home office/studio.
<i>R18/0444 Approved 18.04.2018</i>	22 School Street Long Lawford Rugby CV23 9AT	Erection of a single storey front/side and rear extensions.
<i>R18/0409 Approved 19.04.2018</i>	Conifers Main Street Brandon CV8 3HW	Erection of a single storey side/rear extension.
<i>R18/0321 Approved 19.04.2018</i>	11 Reynolds Close Hillmorton Rugby CV21 4DD	Conversion of existing integral garage.
<i>R17/0146 Approved 20.04.2018</i>	14 Bowen Road Rugby CV22 5LF	Erection of a single storey rear extension.
<i>R15/1616 Approved 23.04.2018</i>	4 Fosse Way Stretton on Dunsmore Rugby CV23 9JE	Erection of a rear dormer; front porch and provision of photovoltaic solar panels.
<i>R18/0412 Approved 23.04.2018</i>	Fields Farm Lower Green Woolscott Grandborough CV23 8DD	Erection of an agricultural building for the storage of straw.
<i>R18/0070 Approved 24.04.2018</i>	140 Alwyn Road Bilton Rugby CV22 7RA	Erection of proposed single storey front extension, conversion of garage to habitable space and external alterations.
<i>R18/0403 Approved 24.04.2018</i>	Mill Barn Clayhill Lane Long Lawford Rugby CV23 9BG	Replacement of exiting timber garden store with a timber garage and store.
<i>R17/1965 Approved 24.04.2018</i>	Dunsmore Garage site Coventry Road Thurlaston	Change of use of existing detached workshop and store to Class C3 (residential) of the Town and Country Planning (Use Classes) Order

	Rugby CV23 9JR	1987 as amended, and use for purposes incidental to the occupation of existing dwelling as a single residential unit.
<i>R18/0371 Approved 24.04.2018</i>	36 Fleet Crescent Rugby CV21 4BQ	Erection of a part two storey part single storey side extension, and a single storey rear extension.
<i>R18/0185 Approved 25.04.2018</i>	29 Duncan Drive Bilton Rugby CV22 7RS	Erection of first floor side extension.
<i>R17/1778 Approved 25.04.2018</i>	Barnacle Hall Farm Shilton Lane Shilton CV7 9LH	Alteration to existing agricultural access.
<i>R17/1825 Approved 25.04.2018</i>	Long Lawford Methodist Church School Street Long Lawford CV23 9AT	Installation of disabled ramp to front access and replacement windows.
<i>R17/1049 Approved 25.04.2018</i>	Warwickshire College Rugby Centre Technology Drive Rugby CV21 1AR	Erection of a detached two-storey building for education purposes.
<b><i>Prior Approval Applications</i></b>		
<i>R18/0272 Prior Approval not required 28.03.2018</i>	41 Alwyn Road Rugby CV22 7QU	Prior Approval for a single storey rear extension: 4.25m projection from original dwelling, 2.3m eaves height, 3.5m ridge height.
<i>R18/0379 Prior Approval not required 03.04.2018</i>	309 Rugby Road Binley Woods CV3 2BE	Prior approval for the erection of a single storey rear extension.
<i>R18/0342 Prior Approval required and granted 05.04.2018</i>	Agricultural Building (South Side) Flecknoe Road Broadwell Rugby	Prior Notification - Change of Use of Agricultural Building to 1 no. dwelling house (Determination under Class Q(B), Part 3 , Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015.

<i>R18/0242 Prior Approval required and granted 11.04.2018</i>	25 Rugby Lane Stretton on Dunsmore Rugby CV23 9JH	Prior approval for a rear extension measuring 8 metres in depth; 2.75 metres in height to the ridge; and 2.56 metres in height to the eaves.
<i>R18/0346 Prior Approval required and granted 20.04.2018</i>	Land to the rear of Lynton House Withybrook Lane Withybrook CV7 9HY	Notification for the change of use of one agricultural building to a residential dwelling (Class Q(a) only).
<b>Listed Building Consents</b>		
<i>R17/2022 Listed Building Consent 04.04.2018</i>	Guy Fawkes House The Square Dunchurch CV22 6NU	Listed building consent for erection of proposed single storey 'Orangery' extension.
<i>R18/0166 Listed Building Consent 06.04.2018</i>	Stag and Pheasant 27 Main Street Newton Rugby CV23 0DY	Listed building consent for external alterations to the existing buildings.
<b>Advertisement Consents</b>		
<i>R18/0001 Advertisement Consent 04.04.2018</i>	The London Taxi Company Li Close Ansty CV7 9RF	Display of 2 no. non-illuminated fascia signs, one halo -lit freestanding sign, 3 non-illuminated directional signs and one replacement flag.
<b>Certificate of Lawful Use or Development</b>		
<i>R18/0146 Certificate of Lawful Use or Development 03.04.2018</i>	Bondon Farm Frankton Road Birdingbury Rugby CV23 8ET	Certificate of Lawful Development for the erection of a single storey side extension.
<i>R18/0110 Certificate of Lawful Use or Development 04.04.2018</i>	8 Kings Newnham Road Church Lawford Rugby CV23 9EP	Certificate of Lawful Development for hip to gable roof enlargement, installation of rear dormer window, 2 no. Velux roof lights to front roof slope and conversion of part of existing garage to provide WC.
<i>R17/1699</i>	Ekko Equestrian	Certificate of lawfulness for the erection of two

<p><i>Certificate of Lawful Use or Development</i> 20.04.2018</p>	<p>Barn Meadow Farm Calcutt Lane Broadwell Rugby CV23 8HY</p>	<p>buildings and use as residential annexes.</p>
<p><i>R18/0600</i> <i>Certificate of Lawful Use or Development</i> 24.04.2018</p>	<p>98 Eastlands Road Rugby CV21 3RR</p>	<p>Certificate of Lawfulness for proposed development - erection of a single storey rear extension.</p>
<p><b><i>Approval of Details/ Materials</i></b></p>		
<p><i>R17/0022</i> <i>Approval of Details</i> 28.03.2018</p>	<p>Radio Station Rugby Watling Street Rugby CV23 0AS</p>	<p>Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane - Variation of conditions 5,6,7,63 64 and 81 of the outline planning permission R11/0699 dated 21/05/2014 to cover minor material changes to the approved Parameter Plans and Development Specification and to reflect approvals already granted pursuant to the outline planning</p>

		permission and the latest land control position; removal of condition 73 and consequent renumbering of conditions 74 - 81 inclusive.
<i>R17/0022 Approval of Details 29.03.2018</i>	Radio Station Rugby Watling Street Rugby CV23 0AS	Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane - Variation of conditions 5,6,7,63 64 and 81 of the outline planning permission R11/0699 dated 21/05/2014 to cover minor material changes to the approved Parameter Plans and Development Specification and to reflect approvals already granted pursuant to the outline planning permission and the latest land control position; removal of condition 73 and consequent renumbering of conditions 74 - 81 inclusive.
<i>R16/0659 Approval of Details 05.04.2018</i>	Webb Ellis Industrial Estate Woodside Park Rugby CV21 2NP	Erection of 44 no. new build apartments comprising of 2 no. studios, 33 no. 1 bed and 9 no. 2 bed flats.

<i>R16/0155 Approval of Details 17.04.2018</i>	Woodyard Buildings to rear of Woodyard Farm Main Street Withybrook Rugby CV7 9LX	Conversion of building to form one residential dwelling with associated parking and landscaping.
<i>R17/0928 Approval of Details 17.04.2018</i>	Land off Brownsover Lane Old Brownsover Rugby	Erection of a two storey dwelling with associated parking and access.
<i>R17/0702 Approval of Details 18.04.2018</i>	Development Land adjacent 115 Murray Road Murray Road Rugby	Demolition of existing storage building and construction of 6 new build flats, with access to the highway and parking.
<i>R17/2019 Approval of Details 20.04.2018</i>	Former Peugeot Factory Site C Prologis Park Oxford Road Ryton on Dunsmore CV8 3EA	Application for Reserved Matters for Units DC8 & DC9 relating to appearance, landscaping, layout, and scale, including ancillary car parking, loading areas, gatehouse, associated road infrastructure, sprinkler tanks and pump house, against outline planning permission R16/2561 (for the redevelopment of the southern part of the former Peugeot Works site for Class B2 (general industry) & Class B8 (warehouse, storage & distribution) uses, together with ancillary offices, gatehouses, car parking, associated road infrastructure and landscaping, including importation of material to raise ground levels (REVISED SCHEME TO R14/2236 WITH NEW ACCESS)).
<i>R17/0800 Approval of Details 23.04.2018</i>	Land adjacent existing Doctors Surgery Bow Fell Brownsover Rugby CV21 1JF	Erection of new primary care facility along with attached community facility with associated parking and landscaping.
<b>Approval of Non Material Changes</b>		
<i>R16/2307 Approval of Non Material changes 16.04.2018</i>	Stepnell Ltd Lawford Road New Bilton Rugby CV21 2UU	Outline planning application for the re-development of site for Use Classes B1, B2 and B8 with approval of access onto Lawford Road. All other matters reserved.
<i>R18/0108</i>	21 Sidney Road	Erection of a two storey side and single storey

<i>Approval of Non Material changes 20.04.2018</i>	Rugby CV22 5LB	rear extension.
<b>Withdrawn</b>		
<i>R18/0306 Withdrawn 28.03.2018</i>	3 Wolds Lane Hinckley LE10 3LL	Prior approval for erection of single storey rear extension projecting 5.15metres from the original rear elevation of the dwelling, 2.55 metres to the eaves height, with a maximum height of 3.8 metres.
<i>R18/0382 Withdrawn 06.04.2018</i>	34 Charles Lakin Close Shilton Rugby CV7 9LB	Erection of a single storey side and rear extension.
<i>R18/0205 Withdrawn 11.04.2018</i>	Land Adjacent to Stockton Road Birdingbury Rugby CV23 8EE	Erection of an ancillary building.
<i>R17/1265 Withdrawn 12.04.2018</i>	Bilton Fields Farm Bilton Fields Farm Lane Ashlawn Road Rugby CV22 6RU	Outline planning application for 12 additional dwellings and associated works, including access.
<i>R18/0604 Withdrawn 24.04.2018</i>	1 Bowen Road Rugby CV22 5LE	Provision of roof terrace over flat roof with alterations including railings and opening to side of dwellinghouse.