



19 December 2019

PLANNING COMMITTEE - 8 JANUARY 2020

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 8 January 2020 in the Council Chamber at the Town Hall, Rugby.

Site visit

A site visit will be held at the following time and location.

3.00pm Clifton Cottages and Stables, Watling Street, Clifton-upon-Dunsmore,
CV23 0AQ

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.

AGENDA

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of the meeting held on 6 November 2019.
2. Apologies.
To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

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

4. Applications for Consideration.

5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.

6. Delegated Decisions – 20 November 2019 – 16 December 2019.

7. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

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

PART 2 – EXEMPT INFORMATION

1. Planning Enforcement Update – July to December 2019.

Membership of the Committee:

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

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

If you wish to attend the meeting and have any special requirements for access please contact the Democratic Services Officer named above.

The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website (www.rugby.gov.uk/speakingatplanning).

Planning Committee – 8 January 2020

Report of the Head of Growth and Investment

Applications for Consideration

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

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

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

Item	Application Ref Number	Location site and description	Page number
1	R19/0143	Stave Hall Farm, Fosse Way, Monks Kirby, CV23 0RL Change of use of land and existing kennels to recreational fishing lake with associated accommodation and facilities.	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R19/1113	Clifton Cottage and Stables, Watling Street, Clifton Upon Dunsmore, Rugby, CV23 0AQ Conversion of two barns into residential use.	13
3	R19/0941	Land North of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (South Eastern part of site) Erection of 105 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102 (Demolition of existing buildings, erection of up to 860no. dwellings, land for potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, including SUDs works.)	27

Reference: R19/0143

Site Address: STAVE HALL FARM, FOSSE WAY, MONKS KIRBY, CV23 0RL

Description: Change of use of land and existing kennels to recreational fishing lake with associated accommodation and facilities

Case Officer Name & Number: Frances Keenan, 01788 533845

Introduction:

This application is being reported to Planning Committee, as the proposal is classed as a major application with a site area above 1 hectare (20,590 sq. meters).

Site and Surrounding Areas:

The application site is located in the West Midlands Green Belt, approximately one mile from the village of Monks Kirby and eight miles from Rugby Town Centre. The site has historically been used for kenneling, training and breeding dogs, however the new occupants no longer wish to proceed with this business and their adjacent neighbour Royvon Kennels, already run an established business. The site consists of a two-storey detached dwelling with redundant and disused brick outbuildings.

Proposal:

This application seeks full planning permission for the change of use of land and existing kennels to recreational fishing lake with associated accommodation and facilities. The proposal comprises of three timber cabins, one shepherds hut, two timber glamping pods and one bell tent. The outbuildings will be converted into a holiday-let café and communal area with fishing shop and washing facilities (showers and W/C) for the recreational accommodation.

The proposed fishing lake will be excavated on the site of the historic greyhound racing track. The top soil removed from the site will later be used of constructing the embankment and landscaping.

Size of glamping units:

Timber Cabin: 48.8 sq. meters

Shepherd Hut: 19.0 sq. meters

Glamping Pods: 12.0 sq. meters

Bell Tent: approximately 22.6 sq. meters

Planning History:

R10/0857	Certificate of lawfulness of the siting of a mobile home for staff accommodation.	A	24.08.2010
R13/0161	Existing boarding kennels upgrade including retention of addition to rear of building and proposed additions to	A	16.04.2013

	sides of building to provide external exercise area and secure corridor		
R13/2317	Removal of the existing mobile home and Change of use of building used as kennels to residential dwelling.	A	26.02.2014
R15/0751	Conversion of disused kennel to a residential dwelling.	A	03.06.2015
R16/2380	Removal of the existing mobile home and Change of use of building used as kennels to residential dwelling (Resubmission of an extant planning permission for removal of the existing mobile home and Change of use of building used as kennels to residential dwelling granted 26th February 2014 under R13/2317)	A	23.12.2016
R18/0786	Change of use of building used as kennels to residential dwelling (resubmission of a previous planning approval under R13/2317 granted 26th February 2014 for the removal of the existing mobile home and Change of use of building used as kennels to residential dwelling)	A	01.06.2018

Technical Responses:

- Warwickshire County Council Ecology Unit – **Objection**
- RBC Environmental Health Department – No objection
- Warwickshire County Council Highways – No objection
- RBC Work Services Department – No comments received
- RBC Landscaping and Design – No objection
- Warwickshire County Council Fire and Rescue – No objection
- Warwickshire County Council Archaeology - No objection
- Seven Trent Water – No objection
- Environment Agency – No comments
- Warwickshire County Council Floor Risk Authority – No objection
- DEFRA: Department for environment, food and rural affairs – No comments received

Third Party Responses

Monks Kirby Parish Council – Objection

- Unsustainable, falls within the Green Belt

Neighbours notified and one letter of representation have been received:

- Drainage
- Flooding
- Noise Levels
- Right of Way

This points refers to the resident of Stave Hall Farm allowing access for visitors to the Kennels, which is not considered a planning matter

Relevant Planning Policy and Guidance

National Planning Policy Framework – 2019

Section 6: Building a strong, competitive economy
Section 9: Promoting sustainable transport
Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land
Section 15: Conserving and enhancing the natural environment

Local Plan (2011-2031) – June 2019:

Policy GP2: Settlement hierarchy
Policy ED4: The Wider Urban and Rural Economy
Policy NE1: Protecting designated biodiversity and geodiversity assets
Policy SDC1: Sustainable design
Policy SDC2: Landscaping
Policy D2: Parking facilities

Supplementary Planning Documents

Sustainable Design and Construction – 2012

1. Determining Considerations

2. Principle of Development

- 2.1. Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.
- 2.2. The application site is located within the Greenbelt as defined in Policy GP2 of the Local Plan; as such new development will be resisted; only where national policy on Green Belt allows will development be permitted.
- 2.3. Section 13 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It also states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The exceptions to this rule are stated in paragraph 145 and 146 of the NPPF. In this instance, development that is considered appropriate includes the provision of facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation, as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Paragraph 146 also states that the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 2.4. Section 6 of the NPPF states that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside. This is also reiterated within Local Plan Policy ED4 which states small-scale tourism, visitor accommodation and leisure based uses,

including sport and recreation, particularly those which would help to provide local employment and support rural services.

- 2.5. As the application seeks the change of use of the land and associated buildings to create facilities in connection with carp fishing and leisure accommodation, the proposal complies with the requirements of the NPPF through the provision of outdoor sports/recreation and rural tourism. Each holiday-let will only have basic facilities and will use the café and communal area as a visitor's space for socialising and eating. The shop will only provide fishing equipment and the basic provisions such as milk, bread and eggs. The proposal also aims to provide local employment; shop assistance, cleaners, café staff and fishing bailiff.
- 2.6. Whilst the proposal for seven glamping units by virtue of adding structures to the open countryside would have some impact in the openness of the Green Belt, each unit will be sufficiently shielded by woodland and is located within the existing hedgerow perimeter. The associated facilities are also located within an existing structure and all the glamping units are located to the west and south of the site which is in association with the existing buildings. Thus, the glamping units are not considered to result in a material harm to the openness of the Green Belt.
- 2.7. This application is therefore considered to comply with Section 6 and 13 of the NPPF and Policy GP2 and Policy ED4 of the Local Plan.

3. Character and Design / Impact on Openness

- 3.1. Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of scale, density and design that responds to the character of the area in which they are situated. Section 12 of the NPPF states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 3.2. The proposal would be sited within close proximity to the existing properties within the Stave Hall Farm complex and would be located approximately 380 meters, as the crow flies, from Fosse Way and as such would not have an adverse impact on the character and appearance on the street scene.
- 3.3. The glamping units would be constructed from a solid wooden frame with timber gladding, minus the bell tent which will be covered with a canvas. The construction materials will weather over-time, providing a natural appearance suitable for its countryside location when compared to something built out of bricks and mortar.

3.4. In terms of the fishing lake, this is something naturally found in a countryside location and is of a suitable size for the site, situated within the existing hedgerow boundary and on the site of the previous dog racing/exercising track.

3.5. Lastly, the holiday-let café and communal area, fishing shop and associated facilities will all be located within a converted structure that is already existing. The proposal includes the re-construction of a number of walls that are currently in a state of dilapidation and the rebuilding of the roof. The scheme includes a small side extension which is 5.5 meters in width and 6.15 meters in length which matches the existing flat roof height of 2.5 meters. The design will use matching material and will have a scale which is considered in-keeping with the existing structure. The extension does not constitute a disproportionate addition over and above the size of the original building in terms of Section 13, paragraph 145 of the NPPF.

3.6. This application is therefore considered to be in accordance Policy SDC1 of the Local Plan.

4. Impact on Residential Amenity

4.1. Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments. Policy SDC1 of the Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

4.2. The application site borders three neighboring properties: the main farm house of Stave Hall Farm, Royvon and the Kennels/ Dog Hotel and Training. The site is located in a relatively isolated location which is well screened by existing trees and hedgerows particularly along the Fosse Way. The main residential dwelling of Stave Hall Farm is located approximately 40.0 meters from the café/shop and approximately 70.0 meters from the closet holiday-let accommodation. The Kennels/Dog Hotel is situated approximately 28.0 meters to the west of the café/shop and again Royvon approximately 56.0 meters to the west.

4.3. Fishing is considered a quite activity and thus most of the comings-and-goings from the site will be associated around the existing buildings on the farm complex, being conscious not to disturb the fish and their habitat. The café/shop and associated accommodation will undoubtedly increase traffic to the site, however the existing Kennels/Dog hotel already receive a significant amount of visitors to the site on a weekly basis, as they offer a range of boarding facilities for dogs, as well as group and 1-2-1 training sessions.

4.4. Therefore, whilst the proposal will be visible from these neighbouring properties/business, considering the separation distances and the nature of fishing it is not considered to cause a detrimental impact to their amenity.

4.5. This application is therefore considered to be in accordance with Section 12 of the NPPF and Policy SDC1 of the Local Plan.

5. Highway Safety:

5.1. Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy D2 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities.

5.2. Warwickshire County Council Highways Department initially raised an objection to the planning application based upon concerns regarding the current egress and requested further information regarding how visibility splays will be maintained, and the implementation of bound material for the access/egress to the site. Following the Highways objection, the Applicants/Agent chose to address the concerns prior to determination and subsequently cut back the existing trees thus improving the visibility splays. However, no alterations were made to the loose bound materials and therefore whilst they raised no objection to the planning application, appropriate conditions were recommended for any subsequent planning approval.

5.3. In terms of parking arrangements, Appendix 5 of the Local Plan recommends parking standards for all new developments. The proposed development requires the following spaces per use:

- Holiday-let accommodation: 1 space per bedroom
The proposed accommodation includes: 3 log cabins, 1 shepherds hut, 2 glamping pods and 1 bell tent
- Holiday-let café and communal area/fishing shop:
 - A3 Café – 1 space per 5 sq. meters
 - A1 General Retail – 1 space per 20 sq. meters

The parking plan demonstrates that each holiday-let will be provided with one spaces directly adjacent to their accommodation and the ancillary accommodation will have an additional five parking spaces. Considering the café and communal area is directly linked to the holiday-let accommodation and the fishing lake will have no day visitors, the parking accommodation on site is considered to be appropriate for the scheme.

6. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

7. Environmental Health Considerations:

7.1. RBC Environmental Health department were consulted on the proposal and are of the position of no objection subject to several conditions being attached to any permission granted. These conditions relate to: contaminated land risk assessment, noise control, odour control and the submission of a construction management plan.

7.2. As mentioned above, it is worth noting that concerns were raised by a neighbor towards noise levels, in particular the Kennels/ Dog Hotel and Training. RBC Environmental Health department assessed the potential for noise levels within their report and an appropriate conditioned has been recommended.

8. Ecological Considerations:

8.1. Policy NE1 states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity. Section 15 of the NPPF states that the planning system should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

8.2. Warwickshire County Council Ecological Services initially recommended a Preliminary Ecological Appraisal (PEA) (including assessing buildings for bats and nesting birds) and a Biodiversity Impact Assessment (BIA) Calculation were conducted on site prior to determination due to the potential loss of biodiversity. On receipt of these documents, WCC Ecology requested a site visit in relation to the condition of the grassland documented within the report and how it appeared different to the photographs, which is linked to the BIA calculation.

8.3. Following WCC Ecology visit to the site, they believed the species identified in the grassland had been mis-classified as amenity grassland and is rather semi improved neutral grassland, which may be a priority habitat under Section 41 of the Natural Environment and Rural Communities Act (NERC). Semi improved neutral grassland has declined significantly in the UK over the past 50 years and therefore WCC Ecology recommended that the application be deferred until the site could be re-surveyed during an optimum time of year, i.e. June/July.

8.4. For clarification, no evidence of bats, badgers, breeding birds, amphibians or reptiles were found present on site. A single Hare (*Lepus Europeaus*) was recorded during the Ecological Assessment but was determined to have a low likelihood of using the area other than foraging.

8.5. The Applicants/Agent did not agree with the assessment completed by WCC Ecology and thus no further surveys have been completed. The Applicants/Agent proposed relaying the semi improved neutral grassland around the proposed lake, however this was deemed unacceptable by WCC Ecology. WCC Ecology maintained their opinion that until a full assessment has been carried out, no consideration will be given to the applicant's suggestions as the classification of the grassland has not yet been established.

8.6. This application is considered contrary to with Policy NE1 of the Local Plan and Section 15 of the NPPF.

9. Archaeological Considerations:

9.1. Following a consultation with Warwickshire County Council Archaeology department it has been determined that the proposed development lies within an area of significant archaeological potential, approximately 300m west of the line of the Fosse Way Roman Road (Warwickshire Historic Environment Record MWA4759). There is therefore a potential for the proposed development to disturb archaeological features associated with the prehistoric and Roman periods and later occupation of this area. Therefore, WCC Archaeology recommended that a pre-commencement condition for a written scheme of investigation be attached to any planning approval.

10. Flood Risk:

10.1. Following a consultation with Warwickshire County Council Flood Risk Management, it was determined that from the initial information provided insufficient information had been submitted in terms of: surface water drainage infrastructure, existing and proposed impermeable surfaces, above-ground capacity of the proposed lake, how a flood risks associated with a breach will be mitigated and lastly how the lake will be filled and be kept full.

10.2. On receipt of additional information, WCC Flood Risk Management are of the position of no objection subject to a condition being attached to any decision notice referring to conditioning the approved documents and the timing/phrasing of the arrangements embodied within the scheme.

10.3. As mentioned above, it is worth noting that concerns were raised by a neighbor towards drainage and flooding. I believe these have been satisfactorily addressed by the Warwickshire County Council Flood Risk Management authority and measures are proposed for the site to ensure these concerns are met.

11. Trees and Landscaping:

11.1. Policy SDC2 of the Local Plan states that the landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required.

11.2. RBC Arboricultural Officer (Biodiversity and Tree Protection) was consulted on the application and raised no objection, subject to conditions, after receiving further detailed plans specifying the planting of approximately 400 trees donated by the Woodland Trust. The trees and plants are all UK sourced and grown and range from 15cm – 60 cm in height with spirals and canes to support and protect the plant. The existing hedgerow around the perimeter of the site will be retained and maintained.

11.3. This application is therefore considered to be in accordance with Policy SDC2 of the Local Plan.

12. Conclusion

12.1. On balance, the planning application is considered an acceptable form of development in the Green Belt, which promotes outdoor sport and recreation and offers additional employment in a rural location. It is judged that the holiday-let accommodation and associated facilities, have been designed to be in-keeping with current structures on site, their countryside location and neighbouring properties within the Stave Hall Farm complex. However, the proposal has failed to demonstrate in the form of an additional survey during an optimum time of year, that the grassland found on site is semi improved neutral grassland or not. Therefore, without this evidence the application is to be considered to be contrary to Section 15 of the NPPF and Policy NE1 of the Local Plan and is recommended for refusal.

13. Recommendation: Refusal

14. Report prepared by: Frances Keenan, Planning Officer

REFERENCE NO:

R19/0143

DATE APPLICATION VALID:

28-May-2019

APPLICANT:

Mr and Mrs Greenwood STAVE HALL FARM, FOSSE WAY, MONKS KIRBY, RUGBY, CV23 0RL

AGENT:

Ms Beverley Bates Iverley Lodge 25 Main Road RUGBY CV23 8XR

ADDRESS OF DEVELOPMENT:

STAVE HALL FARM, FOSSE WAY, MONKS KIRBY, CV23 0RL

APPLICATION DESCRIPTION:

Change of use of land and existing kennels to recreational fishing lake with associated accommodation and facilities

CONDITIONS, REASONS AND INFORMATIVES:

REASON: 1

Insufficient information has been submitted to allow a full assessment of the implications of the development on the ecology and wildlife within and around the site. The proposed development is therefore contrary to Policy NE1 of the Rugby Local Plan 2011-2031, June 2019 and Section 15 of the NPPF.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

NPPF - (2019)

Local Plan (2011-2031) - (2019)

- o Policy GP2, ED4, NE1, SDC1, SDC2 and D2

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

Reference: R19/1113

Site Address: CLIFTON COTTAGE AND STABLES, WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AQ

Description: Conversion of two barns into residential use.

Case Officer Name & Number: Frances Keenan, 01788 533845

Recommendation

Approval, subject to conditions

Introduction:

This application is being reported to Planning Committee in accordance with the Scheme of Delegation, as the application has been called in by Councillor Leigh Hunt.

The Site and Surrounding Area:

The application site is located outside the village of Clifton-Upon-Dunsmore, adjacent to the A5 with a collection of other residential dwellings and farm buildings. The site is north-east of Rugby, approximately 4.0 miles from the Town Centre. The application dwelling is a two storey, semi-detached, brick built property with a slate roof and two dormer windows to the front elevation. The property has an enclosed parking area to the front adjacent to the stables/barns in question. The stables are brick built with a slate roof and the other two buildings are constructed out of timber and corrugated metal sheeting with varying levels of disrepair.

Application Proposal:

This application seeks full planning permission for the conversion of two barns into residential use, together with the conversion of a sheeting barn to form a garage/storage building. The scheme will create a total of three dwellings.

Brick Stable:

The brick stable is constructed out of 225mm solid brick with cross walls forming each of the 6 stable units. The stable has a total height of 5.6 metres and an eaves height of 3.4 metres. The land does however slope down to the East of the site. The total length of the property is 24.8 metres and a width of 5.3 metres. The small extension to create the 3rd bedroom will have a width of 4.75 metres and a length of 6.1 metres.

The building has a slate roof with the addition of a lean to sheeted structure and glasshouse. The proposal removes the sheeted structure and the glasshouse in favour

of a brick built extension, forming a courtyard that utilises some of the footprint of the sheeted structure to be removed.

Block Barn:

The block barn is a square shape and is formed with a steel frame, concrete block walls and a concrete slab. The building will be designed using eternit farmscape corrugated sheeting for the roofing and vertical timber cladding over the existing concrete block base. The block barn has a total height of 5.3 metres with a sloping roof down to 2.7 metres. The barn will have a width of 9.7 metres and a length of 9.6 metres.

Sheeted Barn:

The sheeted barn to be used for garage and storage space is constructed with a steel frame and corrugated metal sheeting for the roof and walls. The barn is proposed to be reduced in size and will include some partial demolition with removal of bays to create a more usable space for parking and storage. It will have roller shutter garage doors and farmscape metal sheeting for the walls to correspond with the existing building. The barn will have a total height of 4.8 metres and an eaves height of 3.2 metres. It will have a total length of 11.0 metres and a width of 10.5 metres.

Planning History:

R19/1112 - Erection of a single-storey side extension
Approved: 23/10/2019

It is also pertinent to note a neighbouring stable block conversion was approved on the 05/10/2019 at "Stable at Home Farm Cottage" under reference R16/0250.

Technical Responses:

- RBC Environmental Health Department – No Objection
- RBC Work Services – No comments received
- Warwickshire County Council Highways – No Objection
- Warwickshire County Council Ecology Unit – No Objection
- Warwickshire County Council Fire & Rescue – No Objection
- Cadent Gas – No Objection

Third Party Responses:

Neighbours notified and a site notice has been posted. One letter of representation has been received:

- Notification of planning
- Character of the area
- Noise and disturbance
- Loss of privacy
- Traffic generation and access
- Right to light
- Impact on the rural landscape

Relevant Planning Policy and Guidance

National Planning Policy Framework – 2019

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 15: Conserving and enhancing the natural environment

Local Plan (2011-2031) – June 2019:

Policy GP1: Securing Sustainable Development

Policy GP2: Settlement hierarchy

Policy GP3: Previously Developed Land and Conversion

HS5: Traffic Generation and Air Quality

Policy NE1: Protecting designated biodiversity and geodiversity assets

Policy SDC1: Sustainable design

Policy SDC4: Sustainable Buildings

Policy D2: Parking facilities

Supplementary Planning Documents

Sustainable Design and Construction – 2012

Determining Considerations

1. Principle of Development

- 1.1. Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.
- 1.2. The application site is located within the Countryside as defined in Policy GP2 of the Local Plan; as such new development will be resisted; only where national policy on countryside locations allows will development be permitted.
- 1.3. Section 5, paragraph 78 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 1.4. The application site is located approximately 2.0 miles outside the main rural settlement of Clifton-Upon-Dunsmore with no public transport or public footpaths serving the site. This will therefore create a significant reliance upon the private car for travel and accessing vital services that satisfy day-to-day needs. It thus fails to

mitigate and adapt to climate change and support moving towards a low carbon economy.

- 1.5. Section 5, paragraph 79 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside except under a specified range of circumstances. This includes when the development would re-use redundant or disused buildings and enhance its setting.
- 1.6. This was highlighted the Braintree DC Court of Appeal case [2018] EWCA Civ 610. It is acknowledged that the conversion of the stables and associated barns into residential dwellings would not create isolated homes in the countryside, due to their location within an existing farm complex with six other dwellings. The stable and barn conversions will also be re-using a currently redundant and disused building to enhance Clifton Cottages and neighbouring properties immediate setting.
- 1.7. Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy GP3 of the Local Plan states that the council will support the redevelopment of previously developed land where proposals are compliant with the policies within this Local Plan. Under paragraph 118 of the NPPF, it states that as a planning authority substantial weight should be given to the value of using suitable brownfield land. The proposed site consists of a redundant brick built stable which is classed as previously developed land. The two barns are currently used for the storage of household items (garden furniture, tables and a book case) and as a garage. However, there is no evidence of a change of use permission, so therefore would still be classed as agricultural.
- 1.8. On balance, as the proposal will be re-using currently redundant and disused buildings, on partial brownfield land in a non-isolated location, these factors are considered to outweigh the sites unsustainable location. This application is therefore considered to comply with the Section 5 and Section 11 of the NPPF and Policy GP2 and GP3 of the Local Plan.

2. Character and Design

- 2.1. Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of scale, density and design that responds to the character of the area in which they are situated.
- 2.2. Section 12 of the NPPF states that planning policies and decisions should ensure that developments add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- 2.3. The proposal is to convert two barns into residential accommodation with the third being used for garage/storage space. The conversion of the stables has been designed to utilise existing openings with the stable doors replaced with long glazed units and small openings to the rear replaced with windows to match. The extension to the stable block will form a courtyard area, a feature often found with traditional stables and is proposed to replace the existing wooden lean-to structure.
- 2.4. The block barn has again mimicked its existing design using vertical timber cladding for the walls and corrugated sheeting for the roof. The front elevation also maintains an open appearance with the front porch not being enclosed and the large glazed window which serves the living / kitchen area.
- 2.5. The sheeted barn very much retains the appearance of an agricultural building, with its use of farmscape sheeting and its proposed colours of green and grey. The design also retains the three bays to the front elevation, converting them into garages spaces. The barn has also been reduced in size by approximately 3.6 metres in length, thus reducing its scale and massing.
- 2.6. Overall, all three buildings are not visible from the streetscene and maintain the character and appearance of the existing buildings. The site will be surrounded with post and rail fencing which is a common feature in a countryside setting. To ensure the character of the buildings is retained, permitted development rights will be removed to prevent any future extensions or alterations. In summary, the proposal is considered to be an acceptable scale and design and does not constitute overdevelopment of the site.
- 2.7. This application is therefore considered to be in accordance Section 12 of the NPPF and Policy SDC1 of the Local Plan.

3. Impact on Residential Amenity

- 3.1. Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments. Policy SDC1 of the Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 3.2. There are a number properties located on the Dunsmore Farm site but the two properties with the closest relationship to the proposal are: Clifton Cottage and the currently under construction property under reference R16/0250.
- 3.3. Clifton Cottage is located to the south-east of the site with a separation distance of 14.2 metres between it and the brick stables. The Cottage also sits at a higher elevation than the brick stables with residential amenity space separating the two

buildings. As the stables are already existing there is considered to be no further loss of daylight or sunlight to this property.

3.4. Approved stables: R16/0250 (currently under construction): There is a 9.0 metre separation gap between the brick stables and the newly built property. Although there is a number of windows proposed to the rear elevation of the brick stables there are utilising existing openings and sit at a high level, thus protecting these properties residential amenity. In relation to the sheeted barn which is also adjacent to the site, there is a separation distance of 6.6 metres which is set to be retained and there are no proposed windows to the side elevation that would overlook this properties private amenity space.

3.5. This application is therefore considered to be in accordance with Section 12 of the NPPF and Policy SDC1 of the Local Plan.

4. Highway Safety:

4.1. Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy D2 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities.

4.2. In terms of parking allocation, all three proposed dwellings meet the parking space requirements set out in Policy D2.

- Brick Stable Unit 1 (3 bedroom) – 3 spaces
- Brick Stable Unit 2 (2 bedroom) – 2 spaces
- Block Barn (2 bedroom) – 2 spaces

The application will also leave 3 spaces available for the use of Clifton Cottage.

4.3. In addition, Warwickshire County Council Highways Department is of a position of no objection.

4.4. It is worth noting that concerns were raised by a neighbour towards traffic generation and access. WCC Highways department will have evaluated these matters as part of their overall assessment and subsequently they had no objection to the proposal.

4.5. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

5. Ecological Considerations

- 5.1. Policy NE1 states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity. Section 15 of the NPPF states that the planning system should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.
- 5.2. Warwickshire County Council Ecological Services department original objected to the application requesting a preliminary ecological appraisal (PEA) for bats was conducted prior to determination. A preliminary roost assessment report was submitted, and the stable block was considered to have low potential to support roosting bats. However, due to needing an optimum time assessment during the period of May-August, a pre-commencement condition has been recommended for a further survey visit.
- 5.3. Subject to this condition, it is therefore considered that this proposal will not have an adverse impact on biodiversity. This application is considered in accordance with Policy NE1 of the Local Plan and Section 15 of the NPPF.

6. Air Quality:

- 6.1. Policy HS5 states that development throughout the Borough of more than 1,000sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area that would generate any new floor space must address the impacts of poor air quality and introduce measure to mitigate against it.
- 6.2. As the application involves the generation of new floor space in the air quality management area, RBC Environmental Health have recommended an air quality condition to ensure sufficient mitigation methods are put in place to meet the air quality neutral standards.
- 6.3. This application is therefore considered to be in accordance with Policy HS5 of the Local Plan.

7. Environmental Health Considerations:

- 7.1. In addition to the air quality condition, RBC Environmental Health have recommended a contaminated land condition, noise condition due to the site's proximity to the A5 (approximately 150 metres) and associated informatics.
- 7.2. It is worth noting that concerns were raised by a neighbour towards noise levels and disturbance. RBC Environmental Health department assessed the potential for noise levels within their report and an appropriate conditioned has been recommended.

8. Building Regulations:

8.1. Policy SDC4 states that all new buildings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.

9. Other Matters:

9.1. In relation to the point raised about 'notification of planning', the application was registered on the 03/09/2019 with a 21 day consultation period ending on the 24/09/2019. After a conversation with the Applicant and another joint owner, concerns were raised in relation to the ownership certificate that had been served. RBC's Legal Team therefore completed a land registry search. This provided evidence that there were two joint owners of the property. Therefore, a certificate B was requested and served on the second property owner and the consultation deadline was extended until 01/10/2019 to address this matter.

10. Conclusion:

10.1. On balance, the planning application is considered an acceptable form of development, as the proposal includes the re-use of redundant buildings on partially re-developed land. The sites location outside the village boundary of Clifton-Upon-Dunsmore may be contrary to the settlement hierarchy but it is judged that the re-use of redundant building carries greater weight in this application. In addition, the three dwellings have been designed in a sympathetic manner that reflects their surroundings, does not detrimentally impact on the amenity of surrounding properties and provides adequate parking provision. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

11. Recommendation:

11.1. Approve, subject to conditions

Report prepared by: Frances Keenan, Planning Officer

REFERENCE NO:
R19/1113

DATE APPLICATION VALID:
05-Aug-2019

APPLICANT:

Mr Parag Morjaria Clifton Cottage And Stables, Watling Street, Clifton Upon Dunsmore, CV23 0AQ

AGENT:

Mr Richard Palmer, HB Architects HB Architects, The Old Telephone Exchange, Albert Street, Rugby, CV21 2SA

ADDRESS OF DEVELOPMENT:

CLIFTON COTTAGE AND STABLES, WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AQ

APPLICATION DESCRIPTION:

Conversion of two barns into residential use.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

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

REASON: 1

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

CONDITION: 2

Unless non-material variations are agreed in writing with the Local Planning Authority the development shall not be carried out other than in accordance with the plans [50-19-01, 50-19-03, 50-19-04, 50-19-08, 50-19-10, 50-19-12, 50-19-13, 50-19-14 and the Design and Access Statement] received by the Council on [05-Aug-2019].

REASON: 2

For the avoidance of doubt.

CONDITION: 3

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

REASON: 3

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

CONDITION: 4

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

REASON: 4

In the interest of residential amenity and satisfactory external appearance.

CONDITION: 5

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority.

REASON: 5

In the interest of visual amenity.

CONDITION: 6

[Other than those shown on the approved plans] No new windows or rooflights shall be formed in the elevations or roofslopes of the proposed properties [Block Barn, Brick Stables and Sheeted Barn], unless non-material variations are agreed in writing with the Local Planning Authority.

REASON: 6

In the interest of residential amenity and satisfactory external appearance.

CONDITION: 7

The garages and domestic storage hereby approved shall not be used for any purpose other than incidental to the residential use of the [Block Barn and Brick Stables, Watling Street, Clifton-Upon-Dunsmore, Rugby, CV23 0AQ].

REASON: 7

In the interest of residential amenity.

CONDITION: 8

The development hereby permitted (including demolition) shall not commence until at least one further survey visit, or more at the discretion of the appointed ecologist, of the Stable Block on site, to include appropriate activity surveys in accordance with BCT Bat Surveys for Professional Ecologists– Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been

submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

REASON: 8

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

CONDITION: 9

No development other than that required to be carried out as part of an approved scheme of remediation shall commence [in any phase of the development] until condition (a) to (d) below have been complied with [for that phase]. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the local planning authority until condition (d) below has been complied with in relation to that contamination.

(a) An investigation and risk assessment shall 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 shall be subject to approval in writing by the local planning authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to approval in writing by the local planning authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to human health, existing or proposed property and buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; and
- (iii) an appraisal of remedial options, and proposal of the preferred option(s) to be conducted in accordance with Defra and the Environment Agency's Model Procedures for the Management of Land Contamination CLR 11.

(b) 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 shall be prepared and subject to approval in writing by the local planning authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall 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.

(c) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority shall 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 that demonstrates

the effectiveness of the remediation carried out shall be prepared and subject to approval in writing by the local planning authority.

(d) In the event that contamination is found at any time when carrying out the development hereby permitted that was not previously identified it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition (a) and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition (b) which shall be subject to approval in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which shall be subject to approval in writing by the local planning authority in accordance with condition (c).

REASON: 9

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

CONDITION: 10

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

REASON: 10

In the interests of air quality.

CONDITION: 11

A noise assessment shall be undertaken by a suitably qualified person to assess the noise impact on the proposed development, primarily with regard to road traffic noise from the A5 to the east of the site. The report should include, if necessary, recommendations for acoustic insulation works to protect the occupants both inside the dwelling and the external amenity spaces. Any recommended works shall be completed prior to occupation of the development.

REASON: 11

In the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority; and to ensure the avoidance of significant adverse effects of noise on the occupants of the proposed development.

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 inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE: 2

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing of hedges and wild flower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

INFORMATIVE: 3

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

INFORMATIVE: 4

The development is within farmland and will be subject to reasonable disturbance from noise, dust, odour, vibration and light associated with farming practices. These practices may at times extend into the night or early hours, such as harvest.

INFORMATIVE: 5

Prior to any demolition activities taking place an Asbestos Survey should be undertaken and any recommendations implemented. Such activities fall under the remit of the Health and Safety Executive.

INFORMATIVE: 6

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

INFORMATIVE: 7

The drainage and waste disposal system will need to comply with the Building Regulations 2010 Approved Document H (2015 Edition) – Drainage and Waste Disposal.

INFORMATIVE: 8

Warwickshire Fire & Rescue advises that the applicant/developer should ensure the development meets compliance with Approved Document B, Volume 2, Section B5 - Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc regarding this can be found at:

www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning

Where compliance cannot be met, please provide details of alternative measures you intend to put in place. Please also note The Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18, Access for Emergency Vehicles may be applicable.

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

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

Reference: R19/0941

Site Address: LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL (South Eastern part of site)

Description: Erection of 105 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102 (Demolition of existing buildings, erection of up to 860no. dwellings, land for potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, including SUDs works.)

Case Officer Name & Number: Karen McCulloch, 01788 533623

Recommendation

Approval subject to conditions and informatives

This application is being reported to Committee at the request of Councillor Dumbleton.

Description of site

This application relates to parts of an overall development site where outline planning permission was granted at appeal.

This application relates to the south eastern part of the site fronting Ashlawn Road. The site comprises relatively flat agricultural land. The eastern boundary with the adjacent agricultural land comprises a hedgerow and trees.

There is an existing dwelling, Martin's House fronting Ashlawn Road and the application site is to both sides and the rear of this property. This is a two storey detached house which has hedgerows to the site boundaries.

To the west of Martin's House the hedgerow fronting Ashlawn Road was removed earlier in the year, without consent. The area to the east of Martin's House has an area of mature trees and hedgerow to the Ashlawn Road frontage.

Residential properties across Ashlawn Road are to the south of the site.

Description of proposals

This is an approval of reserved matters application for the first phase of residential development comprising 105 dwellings. Approval is sought for the access, appearance, landscaping, layout and scale.

This part of the development will be accessed from the main spine road through the development which was approved by R19/0854. This is accessed from Ashlawn Road using the eastern junction which was approved as part of the outline planning permission.

The proposals are for properties ranging in size from 1 bedroom apartments to 5 bedroom houses with 40% of properties being proposed as affordable housing.

The dwellings include two and two and a half storey properties, which have rooms within the roof space. These include a mix of hipped and gable roofs and features such as dual aspect properties, bay windows, chimneys and changes in materials such as render and cladding have been used to add interest to the scheme.

The proposals include areas of amenity open space to the north and east of the site which will include footpath links to other parts of the overall site.

The proposals also include the planting of a replacement hedge close to Ashlawn Road between the spine road and Martin's House.

Planning History

R13/2102 Outline application for the demolition of existing buildings, erection of up to 860 dwellings, land for a potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, landscaping and associated infrastructure, including sustainable urban drainage features. All matters to be reserved except access points into the site.

Refusal, 27/01/2016, Approved at Appeal, 10/07/2017

R19/0854 Spine road, secondary access roads, cycle/footway to Norton Leys and sustainable urban drainage works. Approval of reserved matters (access and layout) relating to R13/2102, Approved 04/12/2019

Relevant Planning Policies

Rugby Borough Local Plan 2011-2031, June 2019

GP1:	Complies	Securing Sustainable Development
GP2:	Complies	Settlement Hierarchy
GP4:	Complies	Safeguarding Development Potential
DS3:	Complies	Residential Allocations
DS5:	Complies	Comprehensive Development of Strategic Sites
DS8:	Complies	South West Rugby
H1:	Complies	Informing Housing Mix
H2:	Complies	Affordable Housing Provision
HS1:	Complies	Healthy, Safe and Inclusive Communities
HS2:	Complies	Health Impact Assessments
HS4:	Complies	Open Space, Sports Facilities and Recreation
HS5:	Complies	Traffic Generation and Air Quality, Noise and Vibration
NE1:	Complies	Protecting Designated Biodiversity and Geodiversity Assets
NE3:	Complies	Landscape Protection and Enhancement
SDC1:	Complies	Sustainable Design
SDC2:	Complies	Landscaping
SDC3:	Complies	Protecting and Enhancing the Historic Environment
SDC4:	Complies	Sustainable Buildings
SDC5:	Complies	Flood Risk Management
SDC6:	Complies	Sustainable Drainage
SDC9:	Complies	Broadband and Mobile Internet
D1:	Complies	Transport
D2:	Complies	Parking Facilities

D3: Complies Infrastructure and Implementation
 D4: Complies Planning Obligations

National Planning Policy Framework, 2019 (NPPF)

South West Rugby Supplementary Planning Document – Consultation Draft, October 2019

Technical consultation responses

Original plans

Warwickshire Police	Comment	No objection, make suggestions to improve security Suitable level of provision, property types and distribution; policy seeks 84% social rented; 2-beds must be able to accommodate 4 people etc; recommend technical space standards are used
RBC Housing	Comment	
Environment Agency	No objection	Condition 30 must be complied with
Works Services	No objection	
Warks Fire Service	Comment	Request condition, development should comply with building regulations
Stagecoach Bus	Comment	Spine road dimensions should meet national guidance, bus stop locations should be identified
WCC Flood Risk	Objection	Request additional information about discharge rates
WCC Ecology	Comment	Request Biodiversity Impact Assessment, Construction Ecological Plan, details of lighting, amendments to landscaping and hedging, amphibian friendly road design and hedgehog friendly boundaries
Warks Wildlife Trust	Comments	Development should take hedgehogs into consideration through landscaping and holes within boundary fences.
Natural England	No objection	Request tree survey and additional tree planting to frontage
RBC Trees & Landscape	Comment	
Environmental Services	No objection	Outline conditions remain applicable, request new condition and informative regarding air quality
WCC Highways	Objection	Require changes to road alignment, design, parking arrangements and visibility splays and information re: tracking visibility splays and road adoptions.

Amended plans

Works Services	No objection	Development should comply with building regulations
Warks Fire Service	Comment	
Environment Agency	No objection	Condition 30 must be complied with
Warwickshire Police	No comment	
RBC Housing	Comment	Suitable level of provision, property types and distribution; Policy seeks 84% social rented; 2-beds must be able to accommodate 4 people etc; recommend technical space standards are used
WCC Flood Risk	Objection	Require additional information about drainage area and changes to calculations

WCC Ecology	Comment	Request changes to Construction plan regarding mitigation, biodiversity off-setting contribution required by s106
Natural England	No objection	
WCC Archaeology	No objection	
WCC Highways	Objection	Require changes to road alignment, design, parking arrangements and visibility splays.

Further amended plans/information

WCC Ecology	No objection	
WCC Flood Risk	No objection	
WCC Highways	No objection	Subject to conditions and informatives
RBC Trees & Landscape	Comment	Would prefer oak trees to frontage, method statement needs to address footpath link

Third party comments

Original plans

Councillor Dumbleton Comment

Application should be determined by Planning Committee

Councillor Allanach Objection

- Site is quarter of a mile from Rugby so will be remote from services and schools, how will a polling station be provided?
- Will be difficult for residents to integrate into the social life of the town;
- What Ward will the development be in?
- Development has more tarmac than green space, there is no where for children to play;
- Council have not produced the South West Masterplan so it is not clear where open space will be or when this will be delivered;
- Closest play area is in Dickens Road, this is over 800m for the site and would involve crossing construction sites and security fencing, the play area at Heath Way is over a mile from the site;
- One bedroom flats have limited garden space and may be occupied by families;
- Development is too high density;
- Since outline permission was granted a new Local Plan has been adopted, Warwickshire County Council has developed nearby open space and the developers have removed the hedgerow to Ashlawn Road;
- The application does not include a Design and Access Statement or information regarding how conditions have been met;
- Information has not been provided for conditions attached to the outline planning permission;
- Developer has not assessed how the development complies with Local Plan policies;
- Development does not comply with policy DS8 as it is not clear how walking and cycle routes will be provided;
- Development does not provide woodland management plan, this is required for all developments in the South West;
- No SPD has been produced, the development is ad hoc and piecemeal contrary to DS8;
- Development does not include self build opportunities or housing for older people contrary to H1 and H6;
- As overall development exceeds 150 dwelling a health impact assessment is required by policy HS2;
- Lack of open space is contrary to HS4;

- Developers have not assessed impact of hedgerow removal contrary to policy NE1;
- Removal of hedgerow does not retain landscape features contrary to NE3;
- Development is high density and no bin storage is shown for houses, this is contrary to SDC1;
- Landscape plans include non-native species this and hedgerow removal are contrary to SDC2;
- Has not been demonstrated that water conservation standards in SDC4 will be met;
- It is not clear whether developers will provide broadband facilities as required by SDC9;
- No cycle parking is proposed contrary to policy D2.

Neighbours (1) Objection

- Roads cannot cope with increased traffic;
- Increased air pollution;
- Lack of healthcare facilities in the area;
- Lack of facilities within the town centre;
- Adverse impact on wildlife;
- Houses have been flooded, thorough testing of the site is required;
- Lack of public transport on Hillside estate;
- The need is for smaller affordable houses;

Amended plans

Councillors Allanach & Dumbleton Objection

- Amended plans for R19/0857 do not help the public understand the proposals;
- Revised parameters plan should be submitted;
- Insufficient play equipment is proposed in the play areas when compared to sites such as Cawston;
- Rokeby and Overslade already has a shortfall in play provision;
- There are no teenage facilities in the area and these must be provided;
- Issue of the allocation of open space is still unsettled;
- No open space is proposed except grass verges along paths;

1.0 Assessment of proposals

- 1.1 This is an approval of reserved matters application which relates to the outline planning permission for the overall Ashlawn Road site. This outline planning application granted permission for the principle of the development and the two site accesses from Ashlawn Road. Conditions and a s106 Legal Agreement attached to the outline permission also set out specific requirements for the development.
- 1.2 This current application seeks approval for the access, appearance, landscaping, scale and scale of the first residential phase of development which proposes 105 dwellings.
- 1.3 The key issues to assess in relation to this application are whether the proposals are acceptable in relation to the impact on visual and neighbouring amenity, highway safety, parking facilities and protected species.

2.0 Principle of development

- 2.1 As detailed above the principle of the development of the site has been established by the outline permission and cannot be considered at this stage.
- 2.2 However, the site is within the South West Rugby allocation detailed within policy DS3 of the Local Plan where policy GP2 states development will be permitted.

2.3 Policy DS5 sets out how strategic sites must be developed in a comprehensive manner, including the provision of public transport links, cycle links, community facilities and Green Infrastructure. Policy DS8 sets out the development requirements for the overall South West allocation and includes similar requirements, this also includes the requirement for developments to comply with the South West Rugby Supplementary Planning Document, however this document has not yet been adopted by the Council.

2.4 Although the principle of the Ashlawn Road development was established by the outline permission the development is in general accordance with the requirements of DS5 and DS8.

3.0 Housing Mix

3.1 Policy HS1 states that a mix of market houses and types should be provided consistent with the latest Strategic Housing Market Assessment, although an alternative mix will be considered where market factors demonstrate this would better meet market demand.

3.2 The table below shows the policy requirement and the mix proposed in the original and amended plans.

Market	1-bed	2-bed	3-bed	4+ bed
Policy H1	5-10%	25-30%	40-45%	20-25%
Original plans	3%	24%	33%	40%
Amended plans	3%	22%	40%	35%

3.3 The proposals originally did not comply with this policy as the proposals included a slight under provision of 1 and 2-bed properties, an under provision of 3-bed units and an over provision of 4+ bed units. A report was submitted including an analysis of the housing mix. However, this was considered to demonstrate the need for 3-bed properties and did not demonstrate why these should be under provided.

3.4 The revised plans increase the number of 3-bed units proposed to 40% which is in accordance with policy H1. However, there remains a slight under provision of 1 and 2-bed units and over provision of 4+ beds.

3.5 The housing mix report detailed that there are lower numbers of single person occupiers in Rugby than other parts of the country with larger numbers of couples and couples with children. This also showed that in the second hand homes market there is more demand for 3 and 4+ bedroom units and that based on earnings residents of Rugby are able to afford houses to meet their future housing needs.

3.6 It is therefore considered that the proposed housing mix has been justified in accordance with policy H1.

4.0 Affordable Housing

4.1 Policy H2 states that on housing developments of this size on green fields sites a target of 30% affordable housing will be sought. This policy also sets out that the proposed mix of dwellings sizes and tenures should accord with the latest Strategic Housing Market Assessment.

4.2 The supporting text to the policy sets out the recommended size mix and states that the starting point for discussions will be 84% social or affordable rent and 16% intermediate products. Colleagues from Housing commented that this tenure split should be sought.

4.3 However, this is an approval of reserved matters application and the s106 attached to the outline consent set out the affordable housing requirements. This included a target provision of 40% with a tenure split of 75% rented and 25% intermediate units.

4.4 The table below shows the sizes of properties proposed and required by policy H2.

Affordable	1-bed	2-bed	3-bed	4+ bed
Policy H2	30-35%	30-35%	20-25%	5-10%
Proposed plans	33%	31%	26%	10%

4.5 The proposals include 42 affordable units, this is 40% of the dwellings proposed. These comply with the proposed dwelling sizes set out in policy H2 with a very slight over provision of 3-bed units.

4.6 The proposed tenure mix will comprise 31 (73.8%) rented units and 11 (26.2%) shared ownership which complies with the s106 attached to the outline consent.

4.7 Local Plan policy H2 would require 32 units of affordable housing with 27 rented units and 4 intermediate units and the affordable housing proposed exceeds these requirements in accordance with this policy.

4.8 Colleagues from Housing commented on the proposals and raised no objection to the level of provision, property types and distribution. They also commented that the properties should be of a suitable size to accommodate 4 people in a 2-bed, 5 people in a 3-bed and 6 people in a 4-bed. They also recommended that the Government's technical space standards be used.

4.9 The applicant has confirmed that the proposed dwellings will comply with the full occupancy rate requested by Housing and they have a proposed provider who is interested in the affordable housing as proposed. Planning policies do not specify required dwelling sizes and it is considered the submitted information addresses the comments made by Housing.

4.10 The proposals are therefore in accordance with policy H2.

5.0 Design and Layout

5.1 The application site comprises the south eastern section of the overall development site. Although the site is immediately adjacent to Martin's House and there are properties opposite it is currently detached from other housing developments.

5.2 The proposed development comprises a range of housetypes which include traditional design elements. The proposals are for two and two and a half storey houses with flats being provided in two storey buildings.

5.3 Properties are mainly proposed with hipped roofs with gable properties being used to add interest in the street scene, in key positions and on corner plots. Two and a half storey properties, dual aspect properties and chimneys are also used to add interest to the development. Changes in materials such as cladding and render are used on properties

- fronting the spine road and on corner plots. Dual aspect properties or those with additional side windows have been used where side elevations are prominent within the street scene.
- 5.4 Car parking is provided in a mix of garages and spaces to the front and sides of houses, this reduces the prominence of parked cars within the street scene.
- 5.5 A materials plan has been provided which shows three types of red brick and red, grey and brown roof tiles to be used across the site in addition to grey render and cladding. Properties will have black doors, with some feature properties having grey.
- 5.6 The site is currently agricultural land with trees and hedgerows on eastern and part of the southern boundaries. It is therefore inevitable that a housing development will alter the character and appearance of the area. However, the built development is set away from the prominent site boundaries with trees and hedgerows retained. A replacement hedgerow is also proposed close to Ashlawn Road. This will lessen the impact of the development on visual amenity.
- 5.7 A boundary treatment plan has been provided. Brick walls are proposed at prominent locations within the street scene with close boarded fences to other boundaries. Timber knee rails are proposed adjacent to open space areas. It is considered the proposed boundary treatments are acceptable.
- 5.8 It is considered that the proposals are acceptable in relation to the design and impact on the character of the area in accordance with policy SDC1.
- 5.9 Policy SDC4 requires new dwellings to meet the Building Regulations requirement of 110 litres of water usage per person per day. The applicant has confirmed they intend to meet this requirement and this can be controlled by condition.
- 6.0 Impact on amenity
- 6.1 Policy SDC1 states that the living conditions of existing or future occupiers should be protected.
- 6.2 The closest existing properties to the application site are Martin's House and The Lodge and Ashlawn Cottage across Ashlawn Road.
- 6.3 Martin's House is a large detached house set within a large plot, this has mature trees and hedges to the boundaries. Properties are proposed to both sides and rear of this property. To the rear the proposed dwellings will be around 14m from the boundary and around 29m from Martin's House itself. To the sides properties will be a minimum of 10m from the boundary.
- 6.4 The proposed dwellings will be at least 22m from the site boundary with Ashlawn Road and over 40m from dwellings opposite. It is considered that the impact on the existing dwellings and gardens in terms of loss of privacy is not so significant as to warrant the refusal of the application.
- 6.5 It is also considered that suitable separation is provided between properties proposed within the site and there will not be an adverse on the living conditions of future occupiers.

- 6.6 The impact on the living conditions of occupiers is therefore considered acceptable in accordance with policy SDC1.
- 7.0 Transport, highways & parking facilities
- 7.1 The Highway Authority, Warwickshire County Council, initially objected to the application and raised concerns regarding speed reduction, parking courts and details such as footpath and driveway width and driveway positions.
- 7.2 Additional information such as an adoption plan, tracking details and technical drawings were also requested to demonstrate the development would meet the necessary standards. Additional plans and information were provided to address these comments.
- 7.3 The Highway Authority commented on these amended plans and raised no objection to the proposal. They advised that there are 2 plots which do not have vehicular access to the spine road where pedestrian access is provided and recommended this be omitted as it could encourage parking on the spine road. It is considered that these links provide pedestrian connection to the overall site and wider area, if they were removed people could choose to park on the spine road and cross the grassed area. Therefore the removal is not considered necessary. They also advised that minor alterations may be required to the access for the parking area for plots 42-45, however these can be considered as part of the technical approval process for the roads.
- 7.4 As the Highway Authority raise no objection the impact on highway safety is considered acceptable.
- 7.5 Policy D1 refers to development being permitted where sustainable transport methods are prioritised and measures to mitigate the transport impacts are provided.
- 7.6 The main spine road through the site was approved by application R19/0854 and allowed for the provision of a bus service through the site.
- 7.7 The current application includes a footpath running through the open space areas to the east and north of the proposed dwellings. These will connect to other routes within the site and the wider area.
- 7.8 A Transport Assessment was submitted at the outline stage and a range of measures to mitigate the transport impacts were secured by condition and s106. These include alterations to a range of junctions within the area as well as contributions to a cycleway along Ashlawn Road. A contribution to public transport was also secured to provide a half hourly bus service Monday-Saturday 7.00am-7.00pm.
- 7.9 These allow access to the site by sustainable transport methods in accordance with policies D1, DS5 and DS8.
- 7.10 The proposals include a total of 255 car parking spaces, this includes 43 parking spaces within garages. Based on the sizes of dwellings proposed the Council's standards would require 215 car parking spaces and the development is in accordance with this.
- 7.11 The Highway Authority commented that although the proposed garages were of the required size people may choose not to use these and that this could lead to additional on street parking. However, the parking standards within the Local Plan are clear that a garage

will be designated as a car space. Notwithstanding this as more parking is provided than required this is considered acceptable.

7.12 Cycle parking can be accommodated within the garages and rear gardens for houses. Cycle parking for the proposed flats will be provided in stores to the rear of the buildings and a condition is proposed requiring details of these to be agreed. It is therefore considered that suitable parking facilities can be provided in accordance with policy D2.

8.0 Drainage

8.1 Policy SDC5 requires the submission of a Flood Risk Assessment for sites over 1 hectare in Flood Zone 1. An assessment was provided as part of the outline application and it was considered that a suitable drainage scheme could be provided.

8.2 Policy SDC6 requires Sustainable Drainage Systems to be used on major developments.

8.3 Surface water drainage for the overall Ashlawn Road site will run to drainage basins in the north of the site, close to the Hillside Estate, which were approved by application R19/0854.

8.4 The surface water from the current application will initially run to the basin located in the north eastern corner of the site.

8.5 The Lead Local Flood Authority, Warwickshire County Council, commented on the application and initially raised an objection on the grounds that the application did not include information regarding discharge rates to allow the proposed development to be assessed in relation to the site wide drainage system. They also requested additional information following the submission of amended plans.

8.6 This has now been provided and the Lead Local Flood Authority advised that they have no objection to the proposals. The proposals therefore comply with policy SDC6.

9.0 Landscaping

9.1 The strategic landscaping for the overall Ashlawn Road site was approved by application R19/0854.

9.2 The current application includes the landscaping throughout the housing area as well as planted areas to the north and east of the site. The proposals include the provision of a replacement hedge close to Ashlawn Road including native hedging and trees.

9.3 To the east of Martin's House there are groups of existing trees close to the Ashlawn Road frontage, including oak trees. These are to be retained with a pedestrian link to Ashlawn Road being provided where there is an existing gap between the trees.

9.4 The planting proposed to the north and east of the site includes native species, including oak, maple, scots pine and hornbeam.

9.5 The replacement hedgerow to the west of Martin's House will be set back from the Ashlawn Road frontage by an area of meadow grassland in order to provide the drainage necessary for the highway works. The hedge will comprise a mix of native species (hazel, hawthorn, holly, dog-rose, blackthorn and guelder rose) interspersed with native trees (hornbeam, maple, silver birch and scots pine).

- 9.6 The County Ecologist advised they were satisfied with the proposed landscaping which includes a planted mixed native species hedgerow with native trees along the site boundary nearest to Ashlawn Road.
- 9.7 The Council's Landscape Officer commented on the original plans and requested a tree survey and commented that the tree planting to the site frontage should include larger growing native trees and that additional tree planting should be incorporated close to the eastern boundary. A tree survey and revised planting plans were received.
- 9.8 These revised plans include hornbeam, maple, silver birch and scots pine within the replacement hedge and additional planting including oaks to the eastern part of the site. The agent advised that it would not be feasible to provide oaks within the hedgerow as properties within 25m of oaks require significantly deeper foundations and this would impact on the viability of the development.
- 9.9 The Council's Landscape Officer commented that they would prefer oaks to be included within the hedge. However, as the replacement hedge will include a range of native species including trees this is not considered grounds to refuse the application.
- 9.10 The Landscape Officer also advised that the Arboricultural Method Statement needs to be amended to ensure the footpath link to Ashlawn Road does not adversely affect the existing oak trees. The applicants have advised that a revised report is to be provided in relation to condition 10 of the outline permission.
- 9.11 The proposed landscaping is therefore considered acceptable in accordance with policies NE3 and SDC2.
- 9.12 A phasing plan for landscaping and open space has been provided which shows that the replacement hedge in this application will be provided by the occupation of 50% of dwellings within the phase. However, a condition is suggested requiring this to be provided by 50% occupation, or in the planting season following the commencement of development, whichever is sooner.
- 10.0 Open Space & Play Provision
- 10.1 The outline planning permission considered the provision of open space across the overall site and the s106 set out the requirements for a minimum of 12.93 hectares of open space across the different open space typologies.
- 10.2 A plan has been submitted in accordance with the phasing condition for the outline permission which shows that a total of 12.93 hectares is to be provided. This includes areas of amenity open space and play areas throughout the site which were approved by R19/0854.
- 10.3 The open space to be provided as part of the current application are the amenity areas to the east and north of the site. This is in accordance with the overall plan which states these areas will be provided by the occupation of 50% of dwellings within the phase.
- 10.4 It is therefore considered that the proposed open space complies with the requirements of policy HS4 relating to the provision of accessible and high quality open space.
- 11.0 Biodiversity

- 11.1 The impact of the application on biodiversity must be considered in accordance with policy NE1.
- 11.2 The Council Ecologist initially commented on the application and requested a Biodiversity Impact Assessment calculation be provided, as required by the s106 agreement. They also advised that a Construction Environmental Management Plan and Habitat Management Strategy are required by condition and that it would be useful if these were provided with the application.
- 11.3 The County Ecologist also commented that lighting should be sensitively designed and that hedgehog holes should be provided in boundary fences.
- 11.4 The requested documents were provided and the County Ecologist requested changes to the wording in the submitted Habitat Management Strategy and these changes were made. This document included details of bat and bird boxes which were to be provided as well as details of the position of proposed hedgehog holes to rear garden boundaries. The County Ecologist has advised this is acceptable.
- 11.5 The Biodiversity Impact Assessment calculation indicated that this phase of the development would result in a loss of 4.26 biodiversity units. However, the s106 attached to the outline considers biodiversity impact across the site as a whole. The previously approved infrastructure phase resulted in an increase of 1.44 units, this therefore results in an overall loss of 2.82 units.
- 11.6 The s106 attached to the outline permission states that where there is a biodiversity loss a Biodiversity Offsetting Scheme must be agreed with Warwickshire County Council. This could include the establishment of an appropriate receptor site or the payment of a contribution to the County Council to be used to enhance and secure the long term management of biodiversity within the Borough.
- 11.7 The applicants have advised they will pay the contribution to Warwickshire County Council. This is in accordance with the s106 agreement and will compensate for the impact on biodiversity in accordance with policy NE1.
- 12.0 Other issues
- 12.1 Environmental Services raised no objection to the application and commented that the conditions attached to the outline condition remain applicable. They also requested an additional condition requiring the development to meet the air quality neutral standards contained within policy HS5. However, guidance contained within the Planning Practice Guidance is clear that the only conditions that can be imposed at the reserved matters stage are those which relate directly to the reserved matters. It is therefore not possible to add a new condition to reflect the changes in local policy. An informative can however be attached to bring this matter to the applicants' attention.
- 12.2 Notwithstanding this, the outline conditions and s106 included requirements to promote cycling and walking and the use of public transport. A condition also requires that 10% of dwellings with on plot parking be provided with electric vehicle charging points with all other dwellings with on plot parking having an external socket to allow this to be provided. A plan has been provided showing electric vehicle charging points to 11 properties in accordance with this condition. This is considered to accord with policy HS5.

- 12.3 Policy HS2 states that developments above certain sizes will need to demonstrate that there will not be an adverse impact on health and wellbeing through a Health Impact Assessment screening report. However, this requirement was not imposed at the outline stage and this cannot be imposed as part of the assessment of the approval of reserved matters application.
- 12.4 The closest heritage asset to the site is North Lodge, Bilton Grange which is a Grade II Listed Building located on the south side of Ashlawn Road around 175m to the west of the overall Ashlawn Road site. This is some distance from the current application site and it is not considered the proposals will impact on this building. The impact on the heritage asset is therefore acceptable in accordance with policy SDC3.
- 12.5 The applicant has confirmed that broadband infrastructure will be provided on site by Virgin and BT, this accords with policy SDC9.
- 12.6 Policy GP4 states that development will not be approved if it would prejudice the development potential of other land. This application will allow the development of future phases of the Ashlawn Road site and is in accordance with this policy.
- 12.7 Warwickshire Fire and Rescue have requested a condition related to agreeing details of fire fighting equipment, however this is included in condition 15 of the outline planning permission so it is not necessary to duplicate this.
- 12.8 A draft Supplementary Planning Document has been produced for South West Rugby and consultation has been carried out on this document. However, this is clear that applications determined prior to the adoption of the SPD, such as the Ashlawn Road development, will not be required to comply with the SPD.
- 13.0 Conditions
- 13.1 As this is an approval of reserved matters application the conditions attached to the outline planning permission are applicable to these proposals. As detailed above information has been submitted in relation to some of these conditions in order to support this application.
- 13.2 Information in relation to other conditions have been submitted in relation to the overall Ashlawn Road site.
- 13.3 This condition information will be assessed and consultations carried out with the relevant technical consultees.
- 13.4 Comments received from a local Councillor expressed concern that condition information has not been provided. However, the majority of conditions which require details to be agreed require this to occur prior to the commencement of development, therefore this reserved matters application can be approved prior to these details being agreed.
- 14.0 Planning Obligations
- 14.1 A s106 legal agreement was attached to the outline planning permission in order to provide new and improved infrastructure to mitigate the impacts of the development.
- 14.2 This includes contributions towards the maintenance of on-site open space and the provision and maintenance of off-site open space, bus services, cycleway improvements, highway works, libraries, education, works within Dunchurch, indoor sports and the police.

- 14.3 These obligations will mitigate the impact of the development in accordance with policies D3 and D4.
- 15.0 Representations received
- 15.1 Objections received from local residents and Councillors include comments regarding the impact of the overall development on the area and raise issues relating to open space provision.
- 15.2 As this is an approval of reserved matters application these factors were consider in detail at the appeal in relation to the outline application and the impacts were considered acceptable, subject to conditions and a s106 agreement. Only the access, appearance, landscaping, layout and scale of the development are to be considered at this stage and the principle of the development cannot be revisited.
- 15.3 In addition the open space details were approved by R19/0854 in accordance with the outline permission.
- 15.4 Local residents were upset that the hedge to the Ashlawn Road frontage had been removed. Whilst these works were unauthorised the Council served a breach of condition notice at that time. As detailed above the proposed plans include a suitable replacement hedge and the carrying out of unauthorised works is not grounds to refuse this application.
- 15.5 The National Planning Practice Guidance is also clear that conditions can only be imposed on reserved matters approvals where they directly relate to those reserved matters. It is not therefore possible to impose conditions relating to Local Plan policies which have been adopted since the grant of the outline planning permission.
- 16.0 Conclusion and Planning Balance
- 16.1 As detailed earlier in the report this is an approval of reserved matters application related to the outline planning permission for the overall Ashlawn Road site. The proposals will provide the first phase of residential development of 105 dwellings.
- 16.2 It is considered that the scale and design of the development are in keeping with the character of the area and that the proposed development will not have an adverse impact on residents in accordance with policy SDC1.
- 16.3 The proposals will not have an adverse impact on highway safety. Pedestrian linkages will be provided within the open space areas and connecting to the wider site and surrounding area.
- 16.4 The proposals will also secure the replacement of the hedgerow to the Ashlawn Road frontage which was removed and provide areas of native planting. Although this phase of development will lead to a loss of biodiversity this will be mitigated through an off-site contribution in accordance with the s106 agreement.
- 16.5 The surface water drainage system will also be provided and no objection has been received from the relevant technical consultees.

- 16.6 The development is also in accordance with policy HS1 which requires development to contribute to a high quality, safe convenient walking and cycling network, and provide a high quality and attractive public realm.
- 16.7 These factors carry weight in favour of the proposals.
- 16.8 Although the proposals include the replacement of the hedge including native tree species the applicant has advised that it will not be possible to provide oaks in the hedge, although they are to be provided within the open space area. This carries very limited weight against the proposals.
- 16.9 It is therefore considered that the development is acceptable in accordance with the outline planning permission, the NPPF and Local Plan policies including policy GP1.

Recommendation

Approval – subject to conditions

DRAFT DECISION

REFERENCE NO:
R19/0941

DATE APPLICATION VALID:
26-Jun-2019

APPLICANT:

Miss Helen Bareford, David Wilson Homes David Wilson Homes, Forest Business Park,
Cartwright Way, Bardon Hill, Coalville, LE67 1GL

AGENT:

ADDRESS OF DEVELOPMENT:

LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL South Eastern
part of site

APPLICATION DESCRIPTION:

Erection of 105 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102 (Demolition of existing buildings, erection of up to 860no. dwellings, land for potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, including SUDs works.)

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

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

H303 Elevations (AS) - H303.02

H303 Floor Plans (AS) - H303.01

H303 Elevations (OPP) - H303.04

H303 Floor Plans (OPP) - H303.03

H421 Weatherboarding Elevations - H421.02.WB

H421 Weatherboarding Floor Plans - H421.01.WB

H469 Elevations - H469.06.R

H469 Floor Plans - H469.05.R

H469 Weatherboarding Elevations - H469.02.WB

H469 Weatherboarding Floor Plans - H469.01.WB

Chelworth H497 Elevations - 13

Chelworth H497 Floor Plans - 14

Wilford P204 - 02

Archford P382 - 13

SF11 Elevations (AS) - SF11.06

SF11 Floor Plans (AS) - SF11.05

SF11 Elevations (OPP) - SF11.08

SF11 Floor Plans (OPP) - SF11.07

SF58, 59 (AS) - SF58_59.E.01

Kennet Elevations - T310-E-7-15

Kennet Floor Plans - T310-E-7-16

Kennet Elevations - T310-I-7-15

Kennet Floor Plans - T310-I-7-16

Single garage details - LSG1H8.01

Double garage details - SDG1H8.01

Connected single garage details - LDG2H8.01
Connected double and single garage details - LTG2H8.01
1800mm Personnel Gate Detail - RD-SD13-103
1800mm High Screen Wall Detail - RD-SD13-111
450mm High Timber Post Detail - RD-SD13-114
1800mm High Close Board Fence Detail - RD-SD13-151
Received 26/06/2019

Proposed Street Scenes - H6325/009/01/B
H433 Rendered Elevations - H433.02.R
H433 Rendered Floor Plans - H433.01.R
H469 Elevations - H469.10HC
H469 Floor Plans - H469.01.HC
Manning H577 Elevations - 13
Manning H577 Floor Plans - 14
Henley 588 Elevations - 13
Henley 588 Plans - 14
P341 Elevations - P341.D.02.HC
P341 Floor Plans - P341.D.01.HC
P341 Weatherboarding Elevations - P341.D.02.WB
P341 Weatherboarding Floor Plan - P341.D.01.WB
SH50 Elevations (AS) - SH50.EH.02
SH50 Floor Plans (AS) - SH50.EH.01
SH50 Elevations (OPP) - SH50.EH.04
SH50 Floor Plans (OPP) - SH50.EH.03
SH52 Elevations (AS) - SH52.EH.02
SH52 Floor Plans (AS) - SH52.EH.01
SH52 Elevations (OPP) - SH52.EH.04
SH52 Floor Plans (OPP) - SH52.EH.03
SH54 Elevations (AS) - SH54.EH.02
SH54 Floor Plans (AS) - SH54.EH.01
SH54 Elevations (OPP) - SH54.EH.04
SH54 Floor Plans (OPP) - SH54.EH.03
Kennett Rendered T310 Elevations - T310-E-7.R15
Kennett Rendered T310 Floor Plans - T310-E-7.R16
Received 05/09/2019

Location Plan Phase 1 - H6325-013-01 Rev B
Fairway P331 Rendered - P331-DH7.R
Fairway P331- P331-EH7
P341 Rendered Elevations- P341.WD.02R
P341 Rendered Floor Plans - P341.WD.01R
Chimney Details - MAS-02196/03
Received 15/10/2019

S104 Pipe Schedule
Received 21/10/2019

Construction Ecological Management Plan - RSE_1350-R19-0941_CEMP_V1
Post and Rail Fence - DB-SD13-007
Street Lighting Layout - 01625-01

Outdoor Lighting Report - 01625
Received 06/11/2019

Planning Layout Phase 1 - H6325-001-02 Rev N
Materials Plan - H6325-002-01 Rev H
Boundary Treatment Plan - H6325-003-01 Rev E
Dual Aspect & Elevation Enhancement Plan - H6325-001-30 Rev D
Car Charging Point Location Plan - H6325-024-01 Rev C
Surface Treatment Plan - H6325-004-01 Rev D
Highway Visibility Splays Sheet 1 of 2 - RM-323-01 P2
Highway Visibility Splays Sheet 2 of 2 - RM-323-02 P2
Received 06/12/2019

S104 Drainage Layout Sheet 1 - S104-300-01/A2
S104 Drainage Layout Sheet 2 - S104-300-02/A2
S104 Drainage Layout Sheet 3 - S104-300-03/A2
S104 Drainage Area Plan - S104-312-01/A3
S104 Flood Route Details - S104-307-01/A3
S104 Strategic Surface Water Catchment Allocation - S104-312-02/P2
S104 Drainage Longsections Sheet 1 - S104-314-01/A1
S104 Drainage Longsections Sheet 2 - S104-314-02/A1
Drainage Details Sheet 1 of 2 - S104-304-01/A1
Drainage Details Sheet 2 of 2 - S104-304-02/A1
Micro Drainage Calculations & Plans
Surface Water Maintenance Plan - 17244-TN007-P1
S104 Application for Adoption of Sewers form
Received 11/12/2019

Phase 1 Soft Landscaping Proposals Sheet 1 of 2 - GL0869 02D
Phase 1 Soft Landscaping Proposals Sheet 2 of 2 - GL0869 03D
Received 12/12/2019

Habitat Management Strategy - RSE_1350-R19-0941-HMS-V1
Received 16/12/2019

Vehicle Tracking Fire Tender Sheet 1 of 2 - RM-322-01 P3
Vehicle Tracking Refuse Vehicle Sheet 2 of 2 - RM-322-02 P3
Vehicle Tracking MPV Private Drives - RM-322-04 P3
Received 19/12/2019

REASON:

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

CONDITION: 2

Notwithstanding the details shown on the Composite Open Space Plan - H6325-017-01/B received on 19/11/2019 in relation to condition 4 of R13/2102 the replacement hedge to the Ashlawn Road frontage shall be provided in the first planting season following the commencement of development, or by the occupation of 50% of the dwellings approved by this permission, whichever is the soonest.

REASON:

In the interests of biodiversity and visual amenity.

CONDITION: 3

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

REASON:

In the interest of visual and residential amenity.

CONDITION: 4

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

REASON:

In the interests of sustainability and water efficiency.

CONDITION: 5

The construction of the estate roads serving the development including footways, verges and footpaths shall not be other than in accordance with the standard specification of the Highway Authority.

REASON:

In the interest of highway safety.

CONDITION: 6

No dwelling shall be occupied until the estate roads including footways serving it have been laid out and substantially constructed to the satisfaction of the Highway Authority.

REASON:

In the interest of highway safety.

INFORMATIVE: 1

The conditions and s106 agreement attached to R13/2102 are applicable to this phase of development.

INFORMATIVE: 2

Warwickshire Fire Service advise that the development will need to comply with Approved Document B, Volume 2, Section B5 - Access and Facilities for the Fire Service.

INFORMATIVE: 3

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boiler (<40mg/kWh), increased tree planting/landscaping, solar thermal panels, and the incorporation of electric vehicle charging points on any car parking. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:

https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf Such measures contribute towards improving air quality. Further information can be obtained from Environmental Health on 01788 533857 or email ept@rugby.gov.uk

INFORMATIVE: 4

To register the properties on this development and receive postal addresses or to amend an existing address please complete an application form for Postal Naming and Numbering. This should be done prior to above ground works commencing. The form can be downloaded at: http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295.

INFORMATIVE: 5

It is required that the estate roads including footways, verges and footpaths are designed and laid out and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads. The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980.

An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

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 Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE: 6

Before preparing detailed plans of the estate roads for the purposes of adoption under Section 38 of the Highways Act 1980, the applicants/developers should contact, where appropriate, the Street Lighting Group, Warwickshire County Council, Communities, Shire Hall, Warwick, CV34 4SX.

INFORMATIVE: 7

Unless the applicants/developer have entered into an agreement under Section 104 of the Water Industry Act 1991 with the appropriate water supply and sewerage treatment company for the adoption of all sewers contained or passing within the limits of a highway, the Highway Authority may not be prepared to complete a Highway Works Agreement under Section 38 of the Highways Act 1980 to adopt the highway.

INFORMATIVE: 8

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

AGENDA MANAGEMENT SHEET

Report Title: Delegated Decisions - 20th November 2019 to 16th December 2019

Name of Committee: Planning Committee

Date of Meeting: 8 January 2020

Report Director: Head of Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: All

Prior Consultation: None

Contact Officer: Dan McGahey 3774

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: No

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

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

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

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

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

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

Ensure that the council works efficiently and effectively (CR)

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

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

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

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

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

Protect the public (EPR)

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

Statutory/Policy Background:	Planning and Local Government Legislation
Summary:	The report lists the decisions taken by the Head of Growth and Investment under delegated powers
Financial Implications:	There are no financial implications for this report
Risk Management Implications:	There are no risk management implications for this report
Environmental Implications:	There are no environmental implications for this report
Legal Implications:	There are no legal implications for this report
Equality and Diversity:	There are no equality and diversity implications for this report
Options:	
Recommendation:	The report be noted.
Reasons for Recommendation:	To ensure that members are informed of decisions on planning applications that have been made by officers under delegated powers

Planning Committee - 8 January 2020

Delegated Decisions - 20th November 2019 to 16th December 2019

Public Report of the Head of Growth and Investment

Recommendation

The report be noted.

1.1 BACKGROUND

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

Name of Meeting: Planning Committee

Date of Meeting: 8 January 2020

Subject Matter: Delegated Decisions - 20th November 2019 to 16th December 2019

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 20/11/2019 To 16/12/2019

APPENDIX 1

Delegated

8 Weeks PA Applications Applications Refused

R19/1236 8 Weeks PA Refusal 04/12/2019	FEATHERSTONE FARM, LEAMINGTON ROAD, RYTON- ON-DUNSMORE, COVENTRY, CV8 3EL	Retrospective application for external swimming pool in garden.
R19/1273 8 Weeks PA Refusal 04/12/2019	STATION HOUSE, 5, SMEATON LANE, STRETTON UNDER FOSSE, RUGBY, CV23 0PS	Erection of single storey rear/side extension.
R19/1306 8 Weeks PA Refusal 06/12/2019	LONG ACRE, HEATH LANE, BRINKLOW, RUGBY, CV23 0NX	PROPOSED ALTERATIONS TO THE EXISTING FRONTAGE INCLUDING REPLACING A FLAT ROOF WITH A PITCHED ROOF
R19/1341 8 Weeks PA Refusal 13/12/2019	11, ASHLAWN ROAD, RUGBY, CV22 5ET	ERECTION OF DORMER BUNGALOW TO REAR OF 11 ASHLAWN ROAD
R19/0995 8 Weeks PA Refusal	LAND TO THE NORTH OF, BRANDON LANE, BRANDON	

Delegated

8 Weeks PA Applications

Applications Refused

16/12/2019

Change of use of land to residential caravan site for one gypsy and traveller family, including laying of hardstanding.

R19/1332
8 Weeks PA
Refusal
16/12/2019

THE BRAMBLES, BOURTON
ROAD, FRANKTON, RUGBY,
CV23 9NX

Resubmission of previously approved (Proposed demolition of existing outbuilding and the erection of a new single storey residential dwelling) reference R19/0668 on 11th July 2019 for amended design

R19/1355
8 Weeks PA
Refusal
16/12/2019

23, CHESHIRE CLOSE, RUGBY,
CV22 7JU

Two Storey Side Extension

Applications Approved

R19/0942
8 Weeks PA
Approval
20/11/2019

SHELFORD LODGE BARN,
LUTTERWORTH ROAD,
WOLVEY, HINCKLEY, LE10
3HN

Barn conversion to form no.1 residential dwelling

R19/1059
8 Weeks PA
Approval

308, HILLMORTON ROAD,
RUGBY, CV22 5BP

Change of use of shop(A1) to beauty salon (Sui generis) - Retrospective

Delegated

8 Weeks PA Applications Applications Approved

20/11/2019

R19/1237
8 Weeks PA
Approval
20/11/2019

14, LESTOCK CLOSE, RUGBY,
CV22 7HR

Erection of a single storey rear
and side extension, plus
alterations to the roof

R19/1119
8 Weeks PA
Approval
21/11/2019

Land off Rugby Road (Spikes
Lane), Rugby Road, Harborough
Magna

Erection of 2 (no). dwellings

R19/1129
8 Weeks PA
Approval
21/11/2019

IVY HOUSE FARM, GREEN
LANE, WIBTOFT,
LUTTERWORTH, LE17 5BB

Replacement of an existing oil
fired boiler and installation of 2 air
source heat pumps to the rear
elevation of the main house for
the supply of all domestic heating
and hot water requirements.

R19/1328
8 Weeks PA
Approval
21/11/2019

21, BROOKFIELD DRIVE,
WOLVEY, HINCKLEY, LE10 3LT

Erection of a single storey rear
extension.

R19/0945
8 Weeks PA
Approval
22/11/2019

15, LAWFORD ROAD, RUGBY,
CV21 2DZ

Change of use from A2 use class
(Professional and Financial
Services) to D1 use class (Non-
residential institutions) for use as

Delegated

8 Weeks PA Applications Applications Approved

a Nursery and Montessori
School.

R19/1352
8 Weeks PA
Approval
22/11/2019

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

Two storey rear extension with a
side single and two storey side
extension (alterations from
previously approved application
R19/0785 including chimney and
window alterations)

R19/1290
8 Weeks PA
Approval
25/11/2019

21, PORTLAND ROAD, RUGBY,
CV21 3RU

Construction of a single storey
annexe to include bedroom and
washroom as well as a
pedestrian access ramp to the
front door of the existing house.

R19/1299
8 Weeks PA
Approval
25/11/2019

11, COTON ROAD,
CHURCHOVER, RUGBY, CV23
0EL

CONVERSION OF EXISTING
ATTIC TO FORM NEW
BEDROOM

R19/1301
8 Weeks PA
Approval
25/11/2019

70, OVERSLADE LANE,
RUGBY, CV22 6EF

PROPOSED TWO STOREY
SIDE EXTENSION AND SINGLE
STOREY REAR EXTENSION

LAND NORTH OF WOLVEY
HOUSE FARM, WOLDS LANE,

Erection of a stable block

Delegated

8 Weeks PA Applications Applications Approved

WOLVEY

R19/1206
8 Weeks PA
Approval
26/11/2019

R19/1261
8 Weeks PA
Approval
26/11/2019

PHOENIX COURT, FROG HALL,
LONDON ROAD, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9HU

Erection of an oak framed
orangery and oak framed
detached garage

R19/1287
8 Weeks PA
Approval
27/11/2019

8, ORSON LEYS, RUGBY, CV22
5RG

Single storey side extension to
dwelling house

R19/1321
8 Weeks PA
Approval
27/11/2019

FORMER GALA BINGO CAR
PARK SITE, EVREUX WAY,
RUGBY

Erection of a freestanding bin
store

R19/0026
8 Weeks PA
Approval
29/11/2019

4 ABBOTTS WAY, RUGBY,
CV21 4AP

Two storey side and rear
extension and single storey rear
extension to dwellinghouse

27, SOUTHAM ROAD,
DUNCHURCH, RUGBY, CV22

Delegated

8 Weeks PA Applications Applications Approved

6NL

R19/1155
8 Weeks PA
Approval
29/11/2019

Alterations to boundary fencing of Grade II Listed Buildings, including erection of timber fence incorporating trellis top between 26 and 27 Southam Road, and replacement of fence and gate on the rear boundary

R19/1223
8 Weeks PA
Approval
29/11/2019

33, ROKEBY STREET, RUGBY,
CV21 3RH

Demolition of existing storage buildings and erection of one pair of semi-detached dwellings.

R19/1266
8 Weeks PA
Approval
29/11/2019

100, TENNYSON AVENUE,
RUGBY, CV22 6JF

Demolition of existing garage, erection of new garage, single storey rear extension to dwelling and front gates

R19/1267
8 Weeks PA
Approval
29/11/2019

20, SEABROKE AVENUE,
RUGBY, CV22 7AR

Loft conversion with dormer to rear and roof alteration to create full pitch height

R19/1280
8 Weeks PA
Approval
29/11/2019

1, HOWARD CLOSE,
DUNCHURCH, RUGBY, CV22
6PU

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

Delegated

8 Weeks PA Applications Applications Approved

R19/1150 8 Weeks PA Approval 03/12/2019	36, WESTON CLOSE, DUNCHURCH, RUGBY, CV22 6QD	Erection of a two storey side extension
R19/1366 8 Weeks PA Approval 03/12/2019	8A, BARTON ROAD, RUGBY, CV22 7PT	SINGLE STOREY EXTENSION
R19/1369 8 Weeks PA Approval 03/12/2019	54, SIDNEY ROAD, RUGBY, CV22 5LD	Single storey side extension
R19/1303 8 Weeks PA Approval 04/12/2019	28, LINNELL ROAD, RUGBY, CV21 4AN	Single storey front, side and rear extension to dwelling house
R19/1311 8 Weeks PA Approval 04/12/2019	5, NEWBOLD ROAD, RUGBY, CV21 2RN	Retrospective planning permission for four flats (in association with previously approved prior approval R14/1318)

Delegated

8 Weeks PA Applications Applications Approved

R19/1329 8 Weeks PA Approval 04/12/2019	MEADOW SIDE, BRET FORD ROAD, BRANDON, COVENTRY, CV8 3GE	The installation of a ground source heat pump, equipment and associated works
R19/1342 8 Weeks PA Approval of Reserved Matters 04/12/2019	6, AVONDALE ROAD, BRANDON, COVENTRY, CV8 3HS	Erection of two new dwellings (reserved matters application for appearance, scale and landscaping following outline planning approval under R18/0488 granted 15 November 2018).
R19/1320 8 Weeks PA Approval 05/12/2019	21, MEADOW CLOSE, STRETTON-ON-DUNSMORE, RUGBY, CV23 9NL	Proposed new garage
R19/1381 8 Weeks PA Approval 05/12/2019	96, HIGH STREET, RUGBY, CV21 4EE	Rear single storey extension
R19/1335 8 Weeks PA Approval	59, LOWER HILLMORTON ROAD, RUGBY, CV21 3TA	

Delegated

8 Weeks PA Applications

Applications Approved

06/12/2019

Demolition of conservatory and erection of new two storey and single storey rear extension and extension to garage

R19/0374
8 Weeks PA
Approval
10/12/2019

31 PARK ROAD, RUGBY, CV21
2QU

Change of use from six bedroom dwelling house (C3 use class) to a seven bedroom HMO (Sui Generis use class).

R19/1347
8 Weeks PA
Approval
10/12/2019

MERRYFIELDS, MARTON
ROAD, BIRDINGBURY, RUGBY,
CV23 8EH

Western Red Cedar Tongue and groove cladding to be introduced to the principle elevation.

R19/0814
8 Weeks PA
Approval
11/12/2019

LAND TO THE REAR OF
OXBURGH, FOSSE WAY,
STRETTON-ON-DUNSMORE,
RUGBY CV23 9JF

Change of use of agricultural land to land used for the purpose of keeping horses for recreational use, and erection of an equestrian building including stables, tack and feed store and hay loft.

R19/1038
8 Weeks PA
Approval
12/12/2019

5, THE RICKYARD,
EASENHALL, RUGBY, CV23
0JN

Cedar clad garden room

Delegated

8 Weeks PA Applications Applications Approved

53, BROAD STREET,
BRINKLOW, RUGBY, CV23 0LS

R19/1227
8 Weeks PA
Approval
12/12/2019

Erection of single storey rear and side extension, provision of front porch, demolition of existing attached garage and hardstanding to front garden.

R19/1363
8 Weeks PA
Approval
12/12/2019

1 AVON COTTAGES, MAIN
STREET, RUGBY, CV21 1HW

Replacement of section of rear garden fence (retrospective).

R19/1380
8 Weeks PA
Approval
12/12/2019

9, ELMS DRIVE, RUGBY, CV22
5EX

Proposed Single Storey Side and Rear Extensions to Existing Dwelling

R19/0651
8 Weeks PA
Approval
13/12/2019

TRAVIS PERKINS, 2, SOMERS
ROAD, RUGBY, CV22 7DD

Creation of a new vehicle egress onto Addison Road together with a new security gate, additional parking spaces and storage areas.

R19/1269
8 Weeks PA
Approval
13/12/2019

97, TOWNSEND LANE, LONG
LAWFORD, RUGBY, CV23 9DG

Garage conversion and front porch extension with roof alterations

Delegated

8 Weeks PA Applications Applications Approved

78, ASHLAWN ROAD, RUGBY,
CV22 5ES

R19/1318
8 Weeks PA
Approval
13/12/2019

One year temporary change of use of garage to ancillary accommodation to main house to accommodate family member (retrospective).

R19/1323
8 Weeks PA
Approval
13/12/2019

10-11, HIGH STREET, RUGBY,
CV21 3BG

Change of use of ground and first floor from A1 (Retail Shop) to A3/A5 (Restaurant / Hot Food Takeaway)

R19/1350
8 Weeks PA
Approval
13/12/2019

70, MAIN STREET, WOLSTON,
COVENTRY, CV8 3HJ

Erection of a single storey rear extension, garage and workshop, demolition of conservatory and installation of a bay window, raising of existing roof and alterations/additions to dormers

R19/1364
8 Weeks PA
Approval
13/12/2019

5, NEWBOLD ROAD, RUGBY,
CV21 2RN

Retrospective planning permission for nine flats (in association with previously approved applications R13/2047 and R14/1579)

R19/0448
8 Weeks PA
Approval

Green Meadow, Top Road,
Barnacle, Rugby, CV7 9FS

Delegated

8 Weeks PA Applications Applications Approved

16/12/2019

Retention of entrance gates,
walls and piers, and retrospective
consent for widening of the
access road.

R19/1220
8 Weeks PA
Approval
16/12/2019

28, SOUTHAM ROAD,
DUNCHURCH, RUGBY, CV22
6NL

Replacement of windows from
white wood to white UPVC white
wood grain effect

R19/1410
8 Weeks PA
Approval
16/12/2019

28, WHITTLE CLOSE, RUGBY,
CV22 6JR

PROPOSED SINGLE STOREY
REAR EXTENSION

Certificate of Lawfulness Applications Applications Approved

R19/1271
Certificate of
Lawfulness
Approval
21/11/2019

2, HARGRAVE CLOSE,
GRANDBOROUGH, RUGBY,
CV23 8DS

Certificate of Lawfulness for
erection of a single storey rear
extension.

Delegated

Discharge of Conditions

Applications Approved

R17/2006	UNIT 15 AND 16 SWAN CENTRE, CHAPEL STREET, RUGBY, CV21 3EB	Change of use from use class A1 (retail) to use class A3 (restaurants and cafes), subdivision of the building to form four units and associated external alterations including external staircase / fire escape
22/11/2019		
R19/1171	LAWRENCE SHERIFF SCHOOL, CLIFTON ROAD, RUGBY, CV21 3AG	Listed Building Consent for the removal of existing windows and installation of replacement polyester power coated aluminium windows and associated works
25/11/2019		
R17/1790	PLEASANT VIEW, BUSH HILL LANE, WOLFHAMPCOTE, RUGBY, CV23 8AX	Construction of proposed replacement dwelling with detached garage
04/12/2019		
R18/1284	The Barbellows, London Road, Ryton-On-Dunsmore, CV8 3DX	Conversion and renovation of existing barn to form a dwelling house
10/12/2019		
R19/0153	63 CROMWELL ROAD, HILLMORTON, RUGBY, CV22 5LZ	DEMOLITION OF GARAGE TO CREATE A NEW TWO-BED BUNGALOW
13/12/2019		

Delegated

Listed Building Consent Applications

Applications Approved

R19/1123 NEWNHAM PADDIX HOUSE,
Listed Building Consent NEWNHAM PADDIX, MONKS
Approval KIRBY, RUGBY, CV23 0RX
03/12/2019

Listed Building Consent for
proposed repair works to listed
garden wall within the Newnham
Paddox site

Major Applications

Applications Approved

R17/1193 Sopwith Project
Major Application Ansty Park
Approval of Reserved Pilot Way
Matters Ansty
03/12/2019 Warwickshire
 CV7 9JU

Erection of three storey modular
building to provide offices,
research and development
facilities together with car parking
accommodation landscaping and
associated works. Approval of
reserved matters relating to
appearance, landscaping, layout
and scale against
outline planning permission
R09/0035/MEIA dated 15th May
2009

Prior Approval Applications

Prior Approval Applications

R19/1325 51, JULIET DRIVE, RUGBY,
Prior Approval CV22 6LY
Extension
Not Required

PAX - Erection of a single storey
rear extension.

Delegated

Prior Approval Applications

Prior Approval Applications

21/11/2019

R19/1407
Demolition Prior
Approval
Not Required
27/11/2019

GARAGES AT, PERKINS
GROVE, RUGBY

Prior notification for the
demolition of 34 garages.

R19/1394
Prior Approval
Extension
Withdrawn by
Applicant/Agent
09/12/2019

196, ALWYN ROAD, RUGBY,
CV22 7RA

PAX - Erection of a single storey
rear extension.
