

20th January 2017

## **PLANNING COMMITTEE - 1ST FEBRUARY 2017**

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 1st February 2017 in Committee Room 1 at the Town Hall, Rugby.

Adam Norburn  
Executive Director

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

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

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

### **PART 1 – PUBLIC BUSINESS**

1. Minutes.

To confirm the minutes of the meeting held on 30th November 2016.

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. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
5. Delegated Decisions – 1st December 2016 – 4th January 2017.
6. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972

To consider passing the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 1, 2 and 6 of Schedule 12A of the Act.”

## **PART 2 – EXEMPT INFORMATION**

1. Enforcement case - progress.

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

The Reports of Officers (Ref. PLN 2016/17 – 10) are attached.

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

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

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

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

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

***AGENDA MANAGEMENT SHEET***

<b>Report Title:</b>	Delegated Decisions – 1 <sup>st</sup> December 2016 to 4 <sup>th</sup> January 2017
<b>Name of Committee:</b>	Planning Committee
<b>Date:</b>	1 <sup>st</sup> February 2017
<b>Report Director:</b>	Head of Growth and Investment
<b>Portfolio:</b>	
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Dan McGahey 3774
<b>Public or Private:</b>	Public
<b>Report subject to Call-In:</b>	Not applicable
<b>Report En-Bloc:</b>	Not applicable
<b>Forward Plan:</b>	Not applicable
<b>Corporate Priorities:</b>	
<b>Statutory / Policy Background:</b>	Planning and Local Government Legislation
<b>Summary:</b>	The report lists the decisions taken by the Head of Growth and Investment under delegated powers
<b>Financial Implications:</b>	N/A
<b>Risk Management Implications:</b>	N/A
<b>Environmental Implications:</b>	N/A
<b>Legal Implications:</b>	N/A

**Equality and Diversity:**

N/A

**Options:**

N/A

**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 – 1<sup>st</sup> February 2017**

**Delegated Decisions – 1<sup>st</sup> December 2016 to 4<sup>th</sup> January 2017**

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

**Recommendation**

The report be noted.

**1. BACKGROUND**

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

Name of Meeting:  
Planning Committee

Date of Meeting:  
1<sup>st</sup> February 2017

Subject Matter:  
Delegated Decisions – 1<sup>st</sup> December 2016 to 4<sup>th</sup> January 2017

Originating Department:

## List of Background Papers

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

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

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\* Exempt information is contained in the following documents:

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

(\*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER  
DELEGATED POWERS FROM 01.12.2016 TO 04.01.2017

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R16/2025 Refusal of Certificate of Lawful Use and Development 02.12.2016</i>	Land rear of 16 Crick Road Off Sovereign Close Hillmorton Rugby	<p>Certificate of Lawfulness for proposed development for the use of the land in red on Plan 1 as garden area falling within Class C3 (dwelling house) of the Town and Country Planning (use Classes) Order 1987 (the Order), does not constitute a material change of use of the permitted use of the land as private amenity space for flats 1-4 Sovereign Close also falling within Class C3 (dwelling house) of the Order.</p> <p>Certificate of Lawfulness for proposed development for the erection of close boarded fence to a maximum of 2.0 metre high fence to the site boundaries on Plan 2 - Proposed Means of Enclosure and accompanying Typical Fence Detail drawing</p>
<i>R16/1965 Refusal of Certificate of Lawful Use 02.12.2016</i>	Land rear of 16 Crick Road Hillmorton Rugby	Certificate of Lawfulness for existing use of land as private amenity space for flats 1-4 Sovereign Close, Rugby falling within use Class C3 (dwelling houses) of the Town and Country Planning (Use Class) Order 1987.
<i>R16/2074 Refused 02.12.2016</i>	Land at Smeaton Lane Coombe Fields Rugby	Outline planning application for the erection of a detached dwelling (all matters reserved).
<i>R16/2319 Refused 09.12.2016</i>	Garden Cottage Withybrook Road Street Ashton Monks Kirby	Erection of a rear conservatory
<i>R16/0453 Refused 13.12.2016</i>	Land rear of Paddock View Main Road Ansty Coventry	Erection of a detached three bed local needs bungalow with access off the existing shared driveway.
<i>R16/1400 Refused 13.12.2016</i>	Land at Burton Lane Burton Hastings Nuneaton	Demolition of two existing buildings (granted prior approval for the conversion of residential units under R14/2136 and R14/2177 granted

		19th December 2014 and R14/1045 and R14/1047 granted 29th July 2014) and the erection of a detached bungalow.
<i>R15/0310 Refused 14.12.2016</i>	Land at Gipsy Lane East of the Chalet On Hinckley Road Wolvey	Replacement of existing stable building with residential mobile home
<i>R15/0309 Refused 21.12.2016</i>	Land at Top Road Between Top Park and The Paddocks Top Road Barnacle	Proposed replacement of stable block and tack room with building with a twin unit mobile home.
<b>Applications Approved</b>		
<i>R15/2526 Approved 23.11.2016</i>	2 Central Park Drive Rugby	Replacement of underground fire sprinkler system and erection of a water storage tank (resubmission of planning permission reference R08/1731/PLN, dated 29/12/08).
<i>R16/2154 Approved 01.12.2016</i>	Willow Wren Training Nelsons Wharf Rugby Road Southam	Erection of timber building to provide guest bedrooms, office/reception area and ancillary accommodation.
<i>R15/2025 Approved 01.12.2016</i>	16-17 Church Street Rugby	Change of use of former solicitors offices (A2) to a 18 bedroom House of Multiple Occupancy (Sui Generis)
<i>R16/1993 Approved 02.12.2016</i>	62 Benn Street Rugby	Erection of a single storey side and rear extension
<i>R16/2291 Approved 02.12.2016</i>	Garden Cottage Leicester Road Wolvey Heath Wolvey	Erection of a first floor extension over existing garage to form a home office together with external alterations and the provision of an external staircase.
<i>R16/1697 Approved 05.12.2016</i>	The Pines Rugby Road Brandon Coventry	Alterations to parking and front elevation.
<i>R16/2300 Approved 05.12.2016</i>	Jerome Court Cambridge Street Rugby	New dwelling comprising of two one-bedroom maisonette apartments with associated parking and amenity space.

<i>R16/1519 Approved 05.12.2016</i>	2 Northampton Lane Dunchurch Rugby	Demolition of existing dwelling and the erection of five new bungalows (outline - access, appearance, layout and scale only)
<i>R16/1705 Approved 06.12.2016</i>	Gosford Revers Main Street Thurlaston Rugby	Erection and replacement of a boundary fence
<i>R16/1799 Approved 06.12.2016</i>	206 Dunchurch Road Rugby	Erection of three dwellings, garaging, access improvements and associated works.
<i>R16/1479 Approved 06.12.2016</i>	Manor Farm Sawbridge Road Rugby	Conversion of redundant barn into a residential dwelling.
<i>R16/2080 Approved 06.12.2016</i>	305 Rugby Road Binley Woods Rugby	Erection of a first floor extension to existing dwelling.
<i>R16/2276 Approved 06.12.2016</i>	Rear of 66 Stephen Street Rugby	Conversion of the outbuilding including a single storey side extension to form a separate dwelling and associated parking. (Resubmission of an extant permission under R15/1477 for the conversion of the outbuilding including a single storey side extension to form a separate dwelling and associated parking - to include a marginally larger single storey side extension).
<i>R16/2335 Approved 07.12.2016</i>	5 Hazelwood Close Dunchurch Rugby	Erection of a two storey side extension and a single storey rear extension
<i>R16/2348 Approved 08.12.2016</i>	152 Rugby Road Coventry	Erection of a single storey side and rear extension.
<i>R16/2224 Approved 09.12.2016</i>	60 Grosvenor Road Rugby	Retention of a rear garden gate
<i>R16/2359 Approved 12.12.2016</i>	Greenslade Coventry Road Cawston Rugby	Erection of a single storey side and rear extension

<i>R16/0025 Approved 12.12.2016</i>	Flecknoe Farm Flecknoe Farm Stud And Livery Flecknoe Village Road Rugby	Erection of a replacement rural workers dwelling to replace existing temporary mobile home.
<i>R16/2372 Approved 12.12.2016</i>	68 Hawlands Brownsover Rugby	Erection of a two storey side extension.
<i>R16/2208 Approved 12.12.2016</i>	Unit DC1 Prologis Ryton Imperial Road Ryton on Dunsmore	Construction of gatehouse and associated landscaping works.
<i>R16/2347 Approved 13.12.2016</i>	The Old Granary Burnthurst Lane Princethorpe Rugby	Extension and replacement of dwelling approved under planning reference R15/2162
<i>R16/2376 Approved 14.12.2016</i>	Oakside Station Road Brandon Rugby	Erection of Single storey rear extension
<i>R16/0112 Approved 14.12.2016</i>	Admirals Court 37 Nelson Way Bilton Rugby	Part demolition of existing building and proposed C2 Use: therapeutic, education and care facility to include two children's homes, learning centre, Multiple Use Games Area, external play areas and related facilities
<i>R16/2255 Approved 14.12.2016</i>	72 Craven Road Rugby	Conversion of existing dwelling into 3 1 Bed Flats
<i>R16/2057 Approved 15.12.2016</i>	St Leonards Church Church Road Ryton on Dunsmore	Permanent retention of the storage building to the rear of Church Centre at St Leonard's Church approved under R11/0842 on 20 June 2011
<i>R16/2392 Approved 15.12.2016</i>	25 Weston Close Dunchurch	Erection of single storey front extension and first floor side extension
<i>R16/2132 Approved 16.12.2016</i>	18 Maidenhair Drive Brownsover Rugby	Proposed part conversion of existing garage.

<i>R16/2354 Approved 16.12.2016</i>	3 Woodlands Road Binley Woods Coventry	Erection of a two storey side and a single storey side/rear extensions.
<i>R16/2410 Approved 16.12.2016</i>	29 Millfields Avenue Rugby	Erection of two storey side and part rear with a single storey rear extensions.
<i>R16/0658 Approved 16.12.2016</i>	Former Bilton Bypass Land West of Ivy Grange Bilton Rugby	Erection of 14 dwellings with associated access, garaging, landscaping and other works (part retrospective).
<i>R16/1786 Approved 16.12.2016</i>	Land rear of Bon Ami Bulkington Road Wolvey Hinckley	Erection of one new dwelling with associated access and parking.
<i>R16/2334 Approved 16.12.2016</i>	Former Haywaggon The Green Churchover	Demolition of former public house and erection of a new detached dwelling house with a detached outbuilding to be used as a double garage and plant room with storage above.
<i>R16/2172 Approved 19.12.2016</i>	Toft Corner Southam Road Toft Rugby	Outline Permission for the erection of a dwelling house with access, layout and scale all detailed. Appearance and Landscaping is reserved.
<i>R16/1570 Approved 20.12.2016</i>	184 Dunchurch Road Rugby	Erection of a single storey rear extension to accommodate a swimming pool and first floor extension to whole dwelling.
<i>R16/2218 Approved 21.12.2016</i>	Barnaby Brockhurst Lane Monks Kirby Rugby	Erection of two storey linked outbuilding with garage on ground floor and studio at first floor level and external platform /deck
<i>R16/2259 Approved 21.12.2016</i>	Yew Tree Cottage Blacksmith Lane Frankton Rugby	Erection of two storey rear extension , erection of porch, demolition of existing garage and erection of replacement garage , replacing external windows and doors
<i>R16/0764 Approved 21.12.2016</i>	37 Alwyn Road Bilton Rugby	Erection of a rear/side conservatory
<i>R16/1878</i>	Princethorpe College	Creation of a secondary access, removal of a

<i>Approved</i> 22.12.2016	Leamington Road Princethorpe	section of the existing wall and erection of brick piers and a pair of metal double gates (part retrospective).
<i>R16/2191</i> <i>Approved</i> 22.12.2016	3 Woodlands Road Binley Woods	Erection of a new 3 bedroom detached dwelling house together with formation of new vehicular access (Variation of condition 2 of planning permission R15/0259 dated 09/07/15 to allow for an increase in the ridge height of the proposed dwelling together with the removal of condition 8 to allow the integral garage to be converted to habitable accommodation). (part retrospective)
<i>R16/2005</i> <i>Approved</i> 22.12.2016	Davenport Farm Long Itchington Birdingbury	Erection of a two storey side extension
<i>R16/2426</i> <i>Approved</i> 22.12.2016	53 Bawnmore Road Bilton Rugby	Erection of a single storey rear extension and alterations to the existing conservatory.
<i>R16/2317</i> <i>Approved</i> 22.12.2016	Byways Church Walk Bilton Rugby	Erection of first floor and a single storey side extension
<i>R16/2398</i> <i>Approved</i> 22.12.2016	14 Westgate Road Rugby	Erection of a two storey front extension to include two bay windows and a porch.
<i>R16/2170</i> <i>Approved</i> 23.12.2016	The Black Horse 43 The Green Rugby	Retrospective application for the retention of a pergoda and a traffic barrier system for the car park
<i>R16/2380</i> <i>Approved</i> 23.12.2016	Stave Hall Farm Fosse Way Monks Kirby Rugby	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)
<i>R16/2444</i> <i>Approved</i> 23.12.2016	44 Orchard Way Bilton Rugby	Erection of infill extensions to front and rear elevations and replacement of flat roof with gable roof
<i>R16/2292</i> <i>Approved</i>	Unit 4 Heritage Close	Erection of single storey rear extension

23.12.2016	Cawston Rugby	
<i>R16/2134 Approved 23.12.2016</i>	Lion Farm 48 Rugby Road Dunchurch Rugby	Variation of conditions 2 and 4 of planning approval R13/0940 (for the creation of a 'zero carbon' eco house) to allow the site to be accessed from a new access point off Rugby Road with associated change to the driveway position and appearance and layout of the garage
<i>R16/1317 Approved 29.12.2016</i>	Unit 1 Laughing Dog Trading Estate London Road Dunchurch Rugby	Change of use of Unit 1 from General Industrial (Use Class B2) to a mixed use comprising the sale, storage, maintenance, repair, refurbishment and manufacture of firearms and ammunition (Sui Generis Use Class) with use of adjoining field for occasional firearm activity.
<i>R16/2463 Approved 29.12.2016</i>	Calcutt Heights Calcutt Heights Farm Calcutt Lane Broadwell Rugby	Erection of a detached dwelling for occupation by an agricultural worker to replace a mobile home (resubmission of previously refused planning permission ref: R16/0613 dated R16/0613 dated 17/05/16).
<i>R16/2430 Approved 29.12.2016</i>	Former Bilton Social Club 34 The Green Bilton Rugby	Substitution of house type for plot 4 of approval R15/2047 (Erection of 11 dwelling houses, together with the provision of a new vehicular access and associated landscaping and works) dated 22nd February 2016. This substitution of house type includes the erection of an attached conservatory and a detached outbuilding.
<i>R16/2369 Approved 03.01.2017</i>	30 Viaduct Close Rugby	Erection of a 3 metre high boundary fence.
<i>R16/2502 Approved 03.01.2017</i>	20 Eastlands Road Rugby	Erection of a two storey side extension.
<i>R16/2118 Approved 03.01.2017</i>	2 Ajax Close Rugby	Erection of a single storey rear extension
<i>R16/1167 Approved 03.01.2017</i>	83 Sidney Road Rugby	Erection of a single storey side and rear extension
<i>R16/2176</i>	Home Lea	Erection of a replacement boundary fence

<i>Approved</i> 03.01.2017	Main Street Rugby	
<i>R16/2460</i> <i>Approved</i> 03.01.2017	15 Cockerills Meadow Hillmorton Rugby	Erection of a two storey side and single storey side/rear extension
<i>R16/2464</i> <i>Approved</i> 03.01.2017	37 Coniston Close Brownsover Rugby	Erection of a single storey side extension.
<i>R16/2459</i> <i>Approved</i> 04.01.2017	Bungalow Farm Smeaton Lane Rugby	Erection of a feed store
<b><i>Prior Approval Applications</i></b>		
<i>R16/2456</i> <i>Prior Notification of Agriculture or Forestry Development</i> <i>Not Required</i> 02.12.2016	Land at Hobleys Furze Coal Pit Lane Monks Kirby	Prior Notification for the hardsurfacing of the existing track
<i>R16/2293</i> <i>Prior Approval Not Required</i> 05.12.2015	9 Louisa Ward Close Marton Rugby	Prior approval for the erection of a single storey rear extension.
<i>R16/2384</i> <i>Prior Approval Not Required</i> 14.12.2015	19 Shenstone Avenue Rugby	Prior notification for erection of a single storey rear extension.
<i>R16/2382</i> <i>Prior Approval Not Required</i> 15.12.2015	19 Adkinson Avenue Dunchurch Rugby	Rear extension measuring 6 metres in depth; 3 metres in height to the ridge; and 2.7 metres in height to the eaves.
<i>R16/2560</i> <i>Prior Notification of Agriculture or Forestry Development</i> <i>Not Required</i> 22.12.2016	Grove Farm Wolds Lane Wolvey Hinckley	Prior Notification for an extension to an existing agricultural building to provide a secure workshop and provision for machine storage
<i>R16/2332</i>	Navigation Farm Longdown Lane	Prior notification for the change of use of agricultural buildings to one residential

<i>Prior Approval Not Required</i> 22.12.2015	Rugby	dwelling.
<b>Listed Building Consents</b>		
<i>R16/2192</i> <i>Listed Building Consent</i> 06.12.2016	Manor Farm Sawbridge Road Sawbridge	Listed building consent for the conversion of redundant barn into a residential dwelling.
<i>R16/2139</i> <i>Listed Building Consent</i> 07.12.2016	Former Stable Block Coton House Lutterworth Road Churchover Rugby	Listed Building Application for the installation of a communal satellite dish.
<i>R16/1362</i> <i>Listed Building Consent</i> 13.12.2016	Manor House Birdingbury Road Rugby	Listed building consent for the conservation and reconstruction of the Old Brewery House including: the replacement of the existing roof with a new structure and heritage plain clay tiles, replacement of all existing windows and doors, opening up of two existing brick door wells, installation of a new external staircase, cleaning/re-pointing/replacement of existing finish elements (limestone/brick/render/plaster); and renewal of rainwater goods.
<b>Advertisement Consents</b>		
<i>R16/2419</i> <i>Advertisement Consent</i> 19.12.2016	New Look Unit 7 Elliotts Field Shopping Park Leicester Road Rugby	Advertisement consent for 1 fascia sign (Retrospective application in connection with R16/1593)
<i>R16/2219</i> <i>Advertisement Consent</i> 29.12.2016	Heart of England Co Op Society Ltd 204 Townsend Lane Rugby	Advertisement consent for the display of no. 3 externally illuminated fascia signs, 1 no. illuminated double sided pole sign, 5 non-illuminated window vinyls and 1 non-illuminated ATM surround advertisement.
<b>Certificate of Lawful Use or Development</b>		
<i>R16/2414</i> <i>Certificate of Lawful Use or Development</i> 16.12.2016	Satellite Media Service Mast at Weather Station Lawford Heath Lane Long Lawford	Certificate of lawful development for proposed replacement of existing windmast with collapsible windmast

<b>Approval of Details/ Materials</b>		
<i>R14/1377 Approval of Details 02.12.2016</i>	Rugby High School Longrood Road Bilton Rugby	Erection of a sports hall and associated works.
<i>R15/1683 Approval of Details 02.12.2016</i>	66 Leamington Road Ryton-on-Dunsmore	Single storey rear extension and alterations to the roof to facilitate a loft conversion.
<i>R16/1293 Approval of Details 02.12.2016</i>	63 Albert Street Rugby	Change of use from D1 (doctor's surgery) to Sui Generis (large house of multiple occupation).
<i>R15/0792 Approval of Details 05.12.2016</i>	Orchard Barn Copston Lane Copston Magna	Proposed extensions to form new kitchen, playroom, and replacement of existing lounge to form larger lounge and adjacent rooms
<i>R11/0114 &amp; R16/1721 Approval of Details 06.12.2016</i>	(Northern part of) Cawston Extension Site Coventry Road Cawston Rugby	Erection of 184 dwellings and associated infrastructure: Approval of reserved matters related to R11/0114 {Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved)}
<i>R14/2183 Approval of Details 08.12.2016</i>	Coton House Lutterworth Road Churchover Rugby	Listed Building Application for various internal and external alterations to form one dwelling.
<i>R16/1944 Approval of Details 16.12.2016</i>	Land at Tennis Courts At RS Sports Centre Horton Crescent Rugby	Erection of 2 (no.) two storey buildings and associated landscaping (in association with planning application R16/1945 - Demolition of an unlisted single storey outbuilding within a conservation area).
<i>R15/0929 Approval of Details 29.12.2016</i>	iKon Building 1 Bailey Road Central Park Rugby	Prior notification of intention to convert existing office building to a Free School (resubmission of prior approval application reference R15/0012).
<i>R13/1731 Approval of Details 04.01.2017</i>	Rear of 3 The Crescent Brinklow Rugby	Erection of a detached dwelling and associated parking in the rear paddock area

<b>Approval of non-Material Changes</b>		
<i>R16/0410 Approval of non-Material Changes 15.12.2016</i>	10 Bilton Lane Rugby	Erection of detached dwelling house, together with the creation of a new vehicular access.
<i>R14/2199 Approval of non-Material Changes 23.12.2016</i>	Coton House Lutterworth Road Churchover Rugby	Change of use of Coton House to a single dwelling house, erection of associated garaging, gym and spa, re-instatement of former north drive, alterations to the access onto A426 with associated boundary treatments and provision of bat barns.