



22 December 2021

PLANNING COMMITTEE - 12 JANUARY 2022

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 12 January 2022 in the Council Chamber at the Town Hall, Rugby.

Members of the public may view the meeting via the livestream from the Council's website.

Mannie Ketley
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 meetings held on 9 December 2021.
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 – 18 November 2021 to 8 December 2021

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

Membership of the Committee:

Councillors Picker (Chairman), Mrs Brown, Daly, Eccleson, Gillias, Lewis, McQueen, Rabin, Sandison, Srivastava, Ms Watson-Merret and Willis

If you have any general queries with regard to this agenda please contact Veronika Beckova, Democratic Services Officer (01788 533591 or e-mail veronika.beckova@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

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 – 12 January 2021

Report of the Chief Officer for 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	R21/0673	57-59 Moat Farm Drive, Rugby CV21 4HQ Erection of additional building for light industrial and storage purposes.	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R21/0976	9 Cambridge Street, Rugby CV21 3NG Change of Use from Class C4 (HMO) to Suigeneris Large House of multi occupation with 7 bedrooms.	13
3	R21/0823	Land North of Tritax Site - Land North of Coventry Road, Coventry Road, Thurlaston Extended landscape mound to that approved under planning permission R20/1026 on northern boundary of Zone D Parameters Plan, with 3.5m high acoustic fence.	19
4	R20/0787	Coton Park East, Central Park Drive, Rugby Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only).	30
5	R21/1076	Victoria House, 50 Albert Street, Rugby CV21 2RH Extension of temporary permission R18/1478 for a further three years for a temporary change of use from car sales forecourt, car workshop and car sales office (Use Class Sui Generis) to office with associated car parking, storage and distribution (Use Class E) for a period of three years.	61

Reference: R21/0673

Site Address: 57-59 MOAT FARM DRIVE, RUGBY CV21 4HQ

Description: Erection of additional building for light industrial and storage purposes.

Case Officer Name & Number: Sam Burbidge, 01788 533688

Recommendation; Refusal due to the un-sustainable location and the intensification of development within the Rainsbrook valley.

Introduction

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been called in to committee by Councillor Picker within the 21-day consultation period in order for the application to be determined on the following grounds;

1. The cumulative intensification of development within the green area of the Rainsbrook Valley.

Application Proposal

This application seeks full planning permission for the erection of an additional building for light industrial and storage purposes along with ancillary office floorspace. This proposal is in order to facilitate the expansion of the current Tacit golf business. The development proposes a building for B1 Use alongside the current building with a B8 use which was retrospectively approved in 2016. The proposed structure will be identical to that already present and will be located on land to the west of the existing. The footprint will be 24.4m by 16m with a total height of 8.3m. The proposed structure will comprise of matching materials to the existing building. This will include a Breezeblock and metal cladding exterior along with a metal sheeting roof and a roller shutter to the front elevation. If approved the development and expansion of the business would create 15 additional jobs on-top of the current 40 already on site.

Site and Surrounding Area

Tacit Golf manufactures golf and green keeping equipment, which is sold to trade clients. The business is not attended by the general public with trade and corporate clients attending the site by appointment only. The existing building and application site is in an area classified as countryside within the Local Plan and is situated to the east of Barby Lane at the edge of the Rainsbrook Valley. The site is accessed via a track which connects Barby Lane to Moat Farm Drive to the north, which is also the location of the main Tacit Golf business. The existing building is situated on land which is classified as that of agricultural, with the existing building itself holding a B use class. There is a secondary access onto Barby Lane, however business associated traffic does not use this due to condition 5 imposed from application R16/1727. Instead, all business associated traffic uses the current Moat Farm Drive entrance.

The existing building measures 24.4m by 16m with an overall height of 8.3m and is constructed from breezeblock with a juniper green cladding to the top half. There is a large window at mezzanine level on the southern elevation which serves an ancillary office with a double height roller shutter door adjacent. This building was erected through Prior approval to serve the agricultural land and is in use for the storage of materials associated with the manufacturing of golf course equipment at the business.

Relevant Planning History

<u>Application Number</u>	<u>Description</u>	<u>Decision</u>	<u>Date</u>
R05/0726	Machinery & implement storage	Withdrawn	06/9/06
R06/1884	Erection of a barn to store farm machinery and associated materials	Prior approval Not required	4/10/2007
R16/1727	Retrospective change of use of agricultural storage building to B8 storage.	Granted	10/10/2016

Technical Responses

Rugby Borough Council (Arboriculture Officer) objected to the application on the following grounds that the landscape assessment of the Borough of Rugby (2006) describes the application site as being within the “Dunsmore plateau fringe”. This southern fringe or escarpment is a “highly sensitive” landscape feature in strong condition “making it an important feature to the south of the town”. I believe a residential development at farmland to the south of Westwood Road was refused a number of years ago.

No objections have been received from:

Warwickshire County Council (Highways)
Warwickshire County Council (Ecology)
Rugby Borough Council (Environmental Services)
Warwickshire Fire and Rescue

Third Party Responses

Councillor Ian Picker Hillmorton Ward called the application into committee on the grounds of the concerns that were received from the local residents to the additional development at the site.

Relevant Planning Policies and Guidance

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Core Local Plan 2011-2031. The relevant policies are outlined below.

Local Plan Policies 2011-2031

Policy GP1: Sustainable Development.
Policy GP2: Settlement Hierarchy.
Policy ED1: Protection of Rugby employment land.
Policy ED3: Employment Development outside of the Rugby Urban area.
Policy HS5: Traffic Generation, Air Quality, Noise and Vibration
Policy NE1: Protecting Designated Biodiversity and Geodiversity assets.
Policy NE2: Strategic Green and Blue Infrastructure.
Policy NE3: Landscape Protection & Enhancement

Policy SDC1: Sustainable Design
Policy D2: Parking Facilities

National Planning Policy Framework

Section 2- Achieving Sustainable Development.

Section 6- Building a strong, competitive economy.

Section 12- Achieving well designed places.

Supplementary Planning Guidance

Rainsbrook valley sensitivity study (2017).

Determining Considerations

The main considerations in respect of this application are as follows:

1. Principle of development
2. Character & Design
3. Impact on Rainsbrook Valley
4. Highway Safety
5. Planning Balance
6. Conclusion

Assessment of Proposal

1. Principle of Development

1.1-Policy GP2: Settlement Hierarchy of the Local Plan 2011-2031 (2019) outlines that development will be allocated in accordance with the settlement hierarchy, with Rugby town being the main priority of development in the borough. Policy GP1 of the Local Plan concerns the Sustainable Development within the borough and states that the Council will take a positive approach that reflects the presumption in favour of development which is deemed sustainable. The application site is located outside of the Rugby Urban Sprawl within an area classified in the Settlement Hierarchy as Countryside land.

1.2-Supporting paragraph 3.14 of Local Plan Policy GP2 states the following;

‘.Countryside locations are those which are not defined by a settlement boundary and are therefore generally unsuitable for development; in these locations inappropriate development will be resisted and only where national policy on countryside locations allows will development be permitted. As indicated above, the only anticipated variations to this approach will be the exceptional delivery of housing to meet a specifically identified housing need or types of development that are intrinsically appropriate to a countryside setting. Further to this, the conversion of existing buildings will be acceptable in principle where national policy allows.’

1.3 The proposal site is located within countryside land, near but outside the edge of the Rugby Urban area. Countryside locations are situated at almost the bottom of the settlement hierarchy and are therefore considered one of the most unsustainable locations in the borough. New development in the Countryside is resisted, only where national policy permits. As mentioned in para 3.14 highlighted above, development within the countryside is considered un-sustainable. The only exceptions to this is the *‘exceptional delivery of housing to meet a specifically identified housing need or types of development that are intrinsically appropriate to a countryside setting’*. This proposal does not fulfil the criterion stated in this policy and is therefore contrary to GP2.

1.4 The site sits within fields which contain an agricultural use class. The existing building off Barby Lane which the business currently benefits from, was erected as an agricultural building to serve the land under Prior Approval in 2007. Retrospective permission was granted in 2016 to change the use of the existing building to B8 purposes for the Tacit golf business to the north. However, this change of use was related to the use of the former agricultural building itself and not the surrounding agricultural land.

1.5 Local Plan Policy ED3: concerns Employment Development Outside of Rugby Urban Area. Within this policy it states '*..With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the circumstances listed within the policy*'.

1.6 Whilst it is lawfully acknowledged that the current building contains a B use class, the proposed development would encroach into the surrounding agricultural fields and countryside. The area proposed to be developed does not benefit from a current B use class. As such, the proposal would therefore not be permitted unless any of the specific criterion listed in ED3 are fulfilled.

The circumstances in ED3 include:

- Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years; or
- Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site; or
- Sustainable expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or
- A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development.

1.7 With reference to the criterion above, the proposal is not a conversion of a building or redevelopment of the site. The proposal would be an addition to an isolated building and would not be a sustainable expansion to an existing group. Furthermore, the development site is not regularly accessible by means of public transport other than the use private car. Whilst it is acknowledged that public transport may serve the area close to the Moat Farm Drive entrance, there then is still a considerable distance to travel to the proposed site to the southwest. Barby Lane also has no suitable footway to use and access to the proposed site is otherwise restricted by the entrance gate and long private track. In the absence of satisfying the criteria listed, the proposal would not be permitted as stated in the Policy and is therefore considered an unsustainable addition to the countryside land.

1.8 The sustainability of a development as per Policy GP1 should be read in conjunction with Section 2, paragraph 8 of the NPPF which states that the planning system should contribute to the achievement of sustainable development. In achieving this sustainable development there are three overarching elements;

Economic Objective

It is appreciated that the proposal would result in the creation of a number of jobs associated with the expansion of the business and the resulting economic benefits this would bring to the area. However, it is considered that the refusal of the proposal in this location would not impact on the expansion of the business in general, where other employment sites across the borough could be utilised in order to satisfy their needs.

Environmental Objective

The application site is located in a rural area south of Rugby urban sprawl and is located at the edge of the highly sensitive parcel of land detailed in the *Rainsbrook Valley Sensitivity Study 2015*. The proposed building itself will be located upon land which is currently classed as agricultural within the countryside. Great weight must be given to these considerations.

Social Objective

Whilst the development will bring jobs to the area it is considered that the proposed building along with the existing will be isolated in terms of the distance from Moat Farm Drive to the Northeast. The expansion of the business in terms of employment will be reliant on the private car to access the development site. This is considered as socially unsustainable.

- 1.9 This application is therefore considered to contradict Local Plan Policy GP1, GP2 & ED3 of the Local Plan Section 2 paragraph 8(b) & (c) of the National Planning Policy Framework. However, it is appreciated that it does provide economic growth as per paragraph 8 (a) of the NPPF, but this must be considered in conjunction with the two other objectives in the paragraph. Furthermore, the proposal does support Section 6 of the NPPF.

2. **Character & Design**

- 2.1-Local Plan Policy SDC1 seeks to ensure that. ‘...new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications”.

- 2.2-Section 12 of the NPPF states that the creation of high-quality buildings and place is fundamental to what the planning and development process should achieve. Furthermore, paragraph 130 (a) states that buildings will add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 130 (b) states that buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- 2.3-With reference to Proposed Plans & Elevations 20 31 03 & 20 31 04, the proposal is well designed and will be identical in appearance to the existing building on the site. The proposed structure will contain the appearance of a warehouse and is considered suitable for its intended B use.

- 2.4-However, the addition of a further building in the location would intensify the industrial appearance and is therefore considered to degrade the surrounding landscape. The existing building was approved through Prior Approval in order to serve the surrounding agricultural land and is therefore considered appropriate to the setting. Adding a further structure would add an industrial appearance to the setting, one which is considered more suited to land which contains a B use class. On balance it is considered that due to the sensitivity of the area, this industrial appearance is something which would want to be avoided where possible.

- 2.5-It is therefore considered that the proposed structure if approved would form the collection of buildings which would not be in accordance with the character of this parcel of agricultural land and as such great weight should be given to this. As a result, the proposal does not fully support

Local Plan Policy SDC1 which states that proposals should ‘.. Respond to the areas in which they are situated..’ which is in conjunction with Paragraph 130 (a) of the NPPF which states that buildings should add to the overall quality of the area.

3. Impact on Rainsbrook valley

3.1-Policy NE3 seeks to ensure new development positively contributes to landscape character. The policy includes a list of criteria that proposals must demonstrate, including the sensitivity to the area’s capacity to change, acknowledging cumulative effects and considering landscape context and local distinctiveness. The supporting text to NE3 confirms evidence such as the Rainsbrook Valley Sensitivity Study 2017 should be taken into account.

3.2-Policy NE2 relates to the protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets. The site is partially located within a potential Green Infrastructure corridor. In accordance with NE2, proposals must provide suitable Green Infrastructure corridors where appropriate, and link into adjacent strategic and local Green and Blue Infrastructure networks or assets where present.

3.3-The application site is part of a plateau fringe landscape which occurs in one of two belts either side of the main Dunsmore Plateau. The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. This being apparent as a result of the openness of the eastern part, the rural qualities of the western part and the topography. The zone is on the edge of the plateau, on ground which slopes towards the river valley, and is therefore visually sensitive.

3.4-The site is located on the Western side of parcel 14a identified within the Rainsbrook Valley Landscape Sensitivity Study 2017. Please see below;

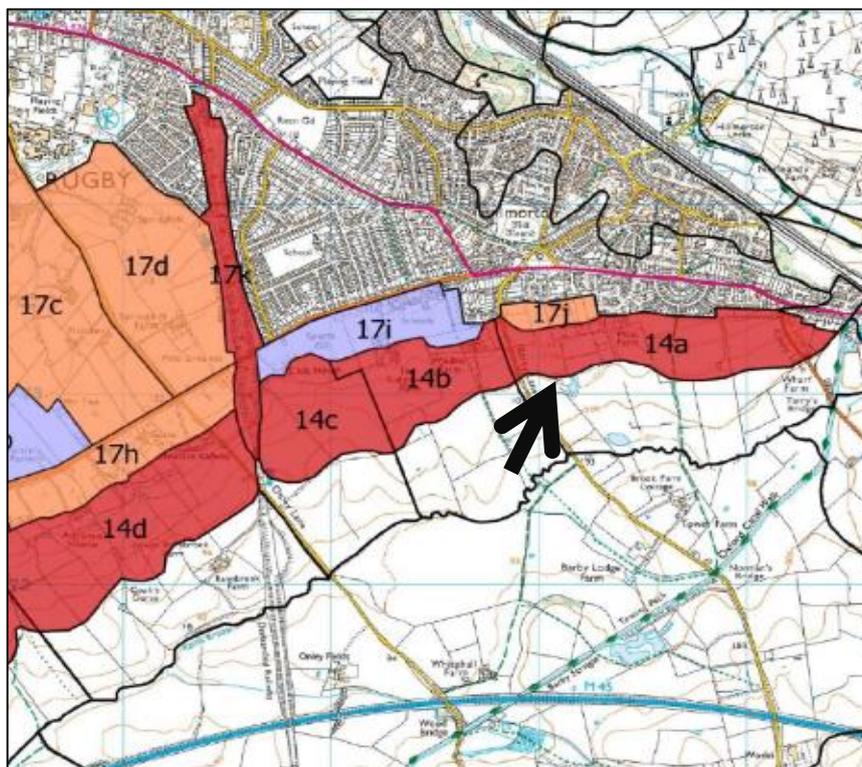


Figure 1 showing the location of the proposal site in relation to the Rainsbrook Valley Landscape Sensitivity study 2017.

3.5-Parcel 14a is categorized as 'highly sensitive' with page 11 of the Rainsbrook Valley Landscape study stating the following;

"Glimpsed views of fields of pasture in the west of the zone are visible from Barby Lane through gaps in and lost sections of hedgerow. The current settlement edge within the western part of the zone is effectively screened by mature vegetation within large gardens and school grounds. Open views to the south and the Northamptonshire boundary are extensive."

The assessment goes on to say:

"Views are of a small to medium scale landscape, predominantly comprising pasture and football pitches. Views into the western part of the zone are quite restricted by vegetation and landform;"

and;

"The zone has a strong visual relationship with the wider river valley."

3.6-The existing building benefits from a row of landscaping to its western side in the form semi-mature Poplars which are upwards of 12/13m in height. This is along with a further row of identical trees extending down the private track to Barby Lane where existing hedgerows separate the public highway from the agricultural land. Therefore, at current the views of the site from the public highway during the summer months remain limited due to the level of screening.

3.7-Information provided with the application states that trees adjacent to the existing building are to be relocated to the West in order to screen the proposed structure from Barby Lane. Through consultation with the councils Arboriculture Officer, the case officer was informed that due to the age and nature of the existing trees, they are likely to be too established to move successfully without considerable expense and specialist lifting techniques. Therefore, new planting would instead be required.

3.8-A technical consultation response from Warwickshire CC Ecology Dept has stated that a pre-commencement condition should be imposed relating to Habitats and species enhancement if the application is approved. This would therefore provide this planting, however there would be a period where there would be views to the site whilst this becomes established.

3.9-In conclusion, due to its location on the Western side of parcel 14a, the site benefits from a degree of screening given the small scale of the proposal. Nonetheless, expanding development in this location has an adverse impact individually and cumulatively on the landscape character and its setting. This will become particularly apparent when viewed from key receptors such as Public Rights of Way and other public land. The proposal is in a particularly sensitive location within the countryside and it is considered that the proposal conflicts with policy NE3. In addition, the site is located partially within a potential Green Infrastructure corridor as detailed in Policy NE2. It has not been demonstrated how the proposal contributes to the green corridor status of the wider area as required, and is therefore in conflict with this policy.

4. Highway Safety

- 4.1-Policy D2 of the Local Plan states that planning permission will only be granted for development incorporating adequate and satisfactory parking facilities as set out within the Planning Obligations SPD and Appendix 2 section 5 of the Local Plan. This is apparent unless the Highways authority recommends otherwise. Section 9 of the NPPF also states that developments should achieve safe and suitable access to the site for all users.
- 4.2-Whilst the Highway authority raised no objection to the proposal, they did however state that Moat Farm Drive was not designed to function as an industrial access road. A stance in which the Planning Officer concurs with. The retrospective approval of the conversion of the existing warehouse from Agricultural to B use was considered acceptable at the time and was in part due to Condition 5 imposed by the Highways Officer. On balance there appears to have been no major highways issues arising from this previous approval.
- 4.3-It is considered that the expansion in business will increase motor car usage in and out of the site from both employees, visitors and deliveries, all via Moat Farm Drive. However, no direct concerns were raised by Warwickshire CC Highways and this therefore should be assessed on this merit.
- 4.4-The proposed site is located within the Low access zone. The parking standards within Appendix 2 Section 5 of the Local Plan states that a proposed structure for B1 Light industry use shall provide 1 space per 40sqm. The proposed floor plan is 390.4m therefore a further 9.79 spaces (10) shall be provided on site. Therefore, a total of 20 for both buildings off Barby Lane if approved.
- 4.5-The main building off Moat Farm Drive benefits from a large area of gravel and hardstanding which is suitable for employees and visitors visiting the site on a daily basis. There is also an area of hardstanding opposite the existing and proposed site off Barby Lane. Whilst there is no official parking provision in this location in the form of tarmac or official parking spaces, cars can be safely parked in this area. The Application form has stated that there is 30 parking spaces on site in total which will remain after the development. As a result, there remains adequate space for the required number of cars to be parked on site.

5. Planning Balance

- 5.1-The Planning Officer acknowledges the economic benefit the growth of the Tacit Golf business on this site would have on employment benefits to the area. However, it is considered that the refusal of this application will not prohibit the growth of this business, where the expansion can be directed to the strategic employment sites in other areas of the borough. The level of conflict this proposal has with Local Plan policies and the un-sustainable location of a further B class unit situated in within the Countryside outweighs this minor economic gain for the borough as a whole.
- 5.2-In conclusion the proposal cannot be supported by policy ED3 which specifically states that employment development in rural areas will not be permitted unless the criteria in the policy are met. The proposal does not conform with the specified criteria and therefore on balance will be an addition of a B use building to an isolated structure which was converted retrospectively. As aforementioned in this report, the economic benefit does adhere to criteria in the NPPF which does carry weight. Whilst the NPPF is supportive to the basis of the Local Plan, this does not specifically allow for developments in unsustainable rural locations such as the proposal site. It should also be noted that the NPPF should be read as a whole. It is unlikely therefore that the

economic benefits of the proposal will be sufficient to outweigh the clear conflict with policies GP2 and ED3 of the Local Plan.

5.3-Finally, the site is located partially within a potential Green Infrastructure corridor as detailed in Policy NE2 and within a highly sensitive landscape area as referred to in the Landscape Assessment 2006 and the Rainsbrook Valley Sensitivity Study 2015. As such, policy NE3 applies. Development in this location would have a detrimental impact on the landscape character and it has not been demonstrated how the proposal will satisfy the criteria listed in this policy, thereby conflicting with policy NE3.

6. Recommendation

Refusal due to the unsustainable development within the countryside and protected area.

DRAFT DECISION

REFERENCE NO:
R21/0673

DATE APPLICATION VALID:
16-Jun-2021

APPLICANT:

T Webb, Tacit Golf Tacit Golf, 57, Moat Farm Drive, Hillmorton, Rugby, CV21 4HQ

AGENT:

Mr Rhys Bradshaw, DLP Planning Ltd DLP Planning Ltd, 18 Regent Place, Rugby, CV21 2PN

ADDRESS OF DEVELOPMENT:

5759, MOAT FARM DRIVE, RUGBY, CV21 4HQ

APPLICATION DESCRIPTION:

Erection of additional building for light industrial and storage purposes.

CONDITIONS, REASONS AND INFORMATIVES:

REASON FOR REFUSAL 1:

The proposed development is located within an area designated in the Local Plan settlement hierarchy as Countryside. Local Plan policy GP2 states that new development within the countryside would be resisted and only where national planning policy allows will development be permitted. The application cannot be supported by Policy ED3 as the criteria within the policy has not been met by the proposal. The proposed development is therefore considered to be un-sustainable with regard to its location and is considered to have an adverse impact on the protected Rainsbrook Valley. The proposal is therefore contrary to Local Plan Policies GP2, ED3, NE2 & NE3 along with guidance contained within the NPPF.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Local Plan 2011-2031

Policy GP1: Securing Sustainable Development

Policy GP2: Settlement Hierarchy

Policy ED3: Employment Development Outside the Rugby Urban area

Policy NE2: Strategic Green and Blue infrastructure

Policy NE3: Landscape Protection and Enhancement

National Planning Policy Framework – 2021

Section 2: Achieving Sustainable Development

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

D2: Parking Facilities

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

RBC Environmental Health No objection subject to informatives

WCC Highways No objection

Third party comments

Cllr called in to committee on the grounds of too many HMOs in the area and insufficient off-street parking

Neighbour objections (5):

- Out of character with the area
- Number of cars
- Impact on privacy
- Noise and disturbance
- Number of occupants

Assessment of proposals

The main considerations in respect of this application are the principle of development; the impact the proposed development has on the character and appearance of the area; impact on neighbouring properties and highway safety.

1 Principle of development

1.1 Policy GP1 of the Local Plan outlines when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

1.2 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.

1.3 The application site is located within the Rugby town as defined in Policy GP2 of the Local Plan; this is the main focus of all development in the Borough. Development is permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.

1.4 This application complies with Policy GP2 of the Local Plan.

2 Character and Design

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

2.2 The property was previously extended following consent in 2013 with an extension to the rear. This application does not request for any further alterations to the dwelling and with no changes proposed there will be no impact on the character and appearance of the streetscene. Off road bike and bin storage is provided at the property for the residents.

2.3 This application is assessed as complying with Policy SDC1 of the Local Plan.

3 Impact on Residential Amenity

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

3.2 The proposal provides adequate off road bin storage for residents of the property. While the proposal requests a change of use to HMO with 7 residents over the 6 which doesn't require permission it is remaining with a residential function providing a home for occupants. RBC Environmental Health have raised no objections to the proposal and an HMO license is already in place from the private sector housing team.

3.3 Noise and disturbance was a reason of objection to the proposal submitted by residents of the area. The case officer has checked the Neighbourhoods Team records at Rugby Borough Council however there are no records of complaints being received in relation to noise, parking or waste since HMO license was issued in 2014. Police records of reported incidents over the past twelve months included one incident regarding drug use. Most recently there was a confined incident, which involved an arrest but was not linked to anti-social behaviour. There are conditions within the HMO license to address any breaches but no concerns from the Police or other concerns recorded or brought to the attention of Environmental Health.

3.4 It is therefore considered that the amenity of neighbouring residents is maintained and compliant with Policy SDC1.

4 Impact on Highway Safety

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

4.2 WCC Highways had no objection to the application.

4.3 Parking standards outlined in the Local Plan states that Houses of Multiple Occupancy will each be considered on its own merits. Given the location, accessibility to public transport and the town centre and the provision of cycle parking this is considered acceptable.

4.4 It is therefore considered that this proposal will not have an adverse impact on highway safety and complies with Policy D2.

4.5 Concerns were raised that potentially many private vehicles could be parked in the area from the residents. The number of residents is being applied to be rectified in terms of planning consent under this proposal, it is not requesting an increase. The figure of 14 was stated however that is neither the number of occupants included in this proposal which is half that figure or considered suitable under the HMO license. The case officer is aware of efforts to introduce residents permit parking into the area through submission of a petition. If this was

introduced later the property as an HMO would be entitled to the same number of permits as a residential dwelling of Use Class C3. Each building is allocated 3 permits and 1 visitor permit.

5 Air Quality

5.1 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.

5.2 It is recognised that the current proposal impacts on the Air Quality Management Area and as such policy HS5 is relevant. Therefore, it is deemed appropriate to attach an informative to any permission granted detailing mitigation methods to assist in reducing the impact upon the Air Quality Management Area.

5.3 This application is therefore considered to be in accordance with Policy HS5 of the Local Plan.

Recommendation

Approval subject to conditions and informatives

DRAFT DECISION

REFERENCE NO:
R21/0976

DATE APPLICATION VALID:
12-Oct-2021

APPLICANT:
Brian Williams 9, Cambridge Street, Rugby, CV21 3NG

AGENT:
Michael Park, MNM Design Limited, 2 Field View, Cawston, Rugby, CV22 7FE

ADDRESS OF DEVELOPMENT:
9, CAMBRIDGE STREET, RUGBY, CV21 3NG

APPLICATION DESCRIPTION:
Change of Use from Class C4 (HMO) to Suigeneris Large House of multi occupation with 7 bedrooms.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:
This permission shall be deemed to have taken effect on #####.

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

CONDITION 2:
Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- Application form
- Site location plan Dwg No. 9Cambridge/1
- Existing Floors and elevations Dwg No. 9Cambridge/2RevA

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

INFORMATIVE 1:
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 2:

This development will be subject to separate enforcement regimes including, but not limited to, the Housing Act 2004, building regulations and Council's Standards of Amenity. Advice should be sought from Housing Enforcement on (01788) 533857 prior to any work commencing.

Reference: R21/0823

Site Address: LAND NORTH OF TRITAX SITE - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON

Description: Extended landscape mound to that approved under planning permission R20/1026 on northern boundary of Zone D Parameters Plan, with 3.5m high acoustic fence

Recommendation

Approval – subject to conditions

1.0 This application is being reported to Committee as it is a major application. Due to the cumulative impact of this application and the overall Tritax scheme an Environmental Statement proportionate to the development proposed has been provided.

2.0 Description of site

2.1 This application relates to land running along the northern boundary of the north west part of the Tritax Symmetry. The land is outside of the area granted outline permission but is immediately adjacent to it.

2.2 The current application site comprises agricultural land which is crossed by an existing hedgerow. There is also a public right of way which crosses the site.

2.3 Station Farm Cottage and converted barns, Oak House and The Barn are located immediately to the north of the current application site. Station Farm is located to the south, the outline planning permission agreed the demolition of this property.

3.0 Description of proposals

3.1 This is a full application for the provision of a landscaped mound up to 5m high with a 3.5m acoustic fence on the top. Whilst this is to provide acoustic screening related to the development of Zone D of the Tritax site this will be outside of the original outline application (R16/2569) site boundary and this separate planning application is therefore required.

3.2 The full application for Units 1 & 2 (R20/1026) included the provision of a mound in a similar position to that proposed. However, the previously agreed mound did not extend to the west of the existing access track and a gap was left for the public right of way. This previously approved mound was to be 3m high and did not include an acoustic fence.

3.3 The current application extends to mound to the west, towards the former railway line. The height of the mound is proposed to increase to 5m and a 3.5m acoustic fence is proposed on top of the mound. This will have steel supports and will have a timber finish. Landscaping is proposed to the mound.

3.4 The acoustic fence and mound will provide acoustic mitigation for the building approved by R21/0789.

Planning History

R16/2569 Outline planning application for up to 186,500 sq m of buildings for Use Class B8 (Warehousing and Distribution), with ancillary Use Class B1(a) (Offices), land for a fire station (0.4 hectares) with site infrastructure including energy centre, vehicle parking, landscaping, and sustainable drainage system.

Demolition of Station Farmhouse and outbuildings.

All matters reserved except means of access from A45/M45 junction up to and including the link to the crossing of the Northampton Lane right of way.

Approval 03/11/2020

R20/1026 Full planning application for the erection of 2 logistics units development comprising a total of 30,435 sqm (327,599 sq.ft.) (measured GEA) of Class B8 floorspace of which 1,817.2 sq.m (measured GIA) (19,560 sq. ft.) comprises Class E(g)(i) ancillary office floorspace (measured GIA) with associated infrastructure including lorry parking, landscaping including permanent landscaped mounds, sustainable drainage details, sprinkler tank pump houses, gas and electricity substations, temporary construction access from Coventry Road, temporary marketing suite and temporary stockpile area for additional soil disposal.

Approval 04/05/2021

R21/0789 Erection of 50,965 square metre building (GEA, floorspace) within Class B8 with ancillary office; ancillary structures; with associated access roads; servicing yard; car parking and cycle shelter and compound; external plant and access details for the continuation of the spine road north of Northampton Lane; landscaped embankments with landscaping details; the provision for a noise attenuating fence on top of the embankment; security fencing. Approval of reserved matters (access, appearance, layout, scale and landscaping) relating to R16/2569.

Approval 11/11/2021

R21/0790 Erection of a building within Class B8 with ancillary office; ancillary structures; with associated access roads; servicing yard; car parking and cycle shelter and compound; external plant; acoustic fencing; security fencing. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R16/2569. (Alternative scheme).

Under consideration

R21/0815 Formation of access track connecting to existing access to A45 (to provide access to existing properties on a temporary basis and provide bridleway link)

Approved 05/11/2021

R21/0829 Provision of an energy centre

Under consideration

R21/1071 Extended landscape mound to that approved under planning permission R20/1026 on northern boundary of Zone D Parameters Plan (Alternative scheme)

Under consideration

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

GP5 Complies Parish Level Documents

DS1	Complies	Overall Development Needs
DS4	Complies	Employment Allocations
DS5	Complies	Comprehensive Development of Strategic Sites
DS8	Complies	South West Rugby
ED1	Complies	Protection of Rugby's Employment Land
ED2	Complies	Employment Development Within Rugby Urban Area
ED3	Complies	Employment Development Outside Rugby Urban Area
HS1	Complies	Healthy, Safe and Inclusive Communities
HS5	Complies	Traffic Generation and Air Quality, Noise and Vibration
NE1	Complies	Protecting Designated Biodiversity and Geodiversity Assets
NE2	Complies	Strategic Green and Blue Infrastructure
NE3	Complies	Landscape Protection and Enhancement
SDC1	Complies	Sustainable Design
SDC2	Complies	Landscaping
SDC3	Complies	Protecting and Enhancing the Historic Environment
SDC5	Complies	Flood Risk Management
SDC6	Complies	Sustainable Drainage

South West Rugby Masterplan Supplementary Planning Document – June 2021

Thurlaston Village Design Statement, 2016

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

Environmental Services	Objection	Changes needed to noise report & acoustic fence
Tree & Landscape Officer	Comment	Bunding is proposed close to TPO trees on Northampton Lane, more detail is required regarding root protection areas, no objection to proposed landscaping
WCC Archaeology	No objection	Subject to condition
WCC Ecology	Comment	Area is outside original site, make comments regarding Landscape Plan for Zone D
WCC Flood Risk	No objection	
WCC Rights of Way	No objection	Subject to condition & informative

Amended plans & documents

Environmental Services	No objection
------------------------	--------------

Third party comments

Dunchurch Parish Council Comment

- Noise assessment should consider overall Symmetry Park site, not just Zone D;
- Number of vehicles detailed in noise assessment, reversing alarms and loading/unloading will generate noise impact;
- Proposed noise mitigation is not sufficient to protect residents of nearby dwellings, additional/alternative mitigation should be considered;
- Proposals will affect users of Public Right of Way as view will change from countryside to bund and acoustic fence.

Thurlaston Parish Council Comment

- Question accuracy of noise assessment, particularly in relation to impact on Thurlaston and in terms of the impacts of the Symmetry Park site as a whole;
- Until the Potsford Dam link is complete vehicles will use the M45/A45 roundabout, assumptions about traffic volumes and noise impact on Thurlaston must be declared;
- If required noise levels are not met what additional acoustic screening will be used;
- Support proposal subject to suitable noise assessment and mitigation;
- RBC should undertake their own measures of noise pollution from whole of Symmetry Park.

4.0 Assessment of proposals

4.1 The key issues to assess in relation to this application are whether the principle of the proposed mound and acoustic fence are acceptable and whether the proposals are acceptable in relation to the impact on visual amenity and landscape, neighbouring residents and noise. Impacts on public rights of way, protected species and biodiversity must also be assessed.

5.0 Principle of development

5.1 The principle of overall Tritax development was established by the outline planning permission. However, as this is a full application the principle of development must be considered in relation to the current proposal.

5.2 The principle of employment development on the overall site was previously considered acceptable in accordance with policies DS1, DS4, DS8, GP2, ED1, ED2, ED3 and the South West SPD.

5.3 The proposed mound and acoustic fence are proposed to provide mitigation for the impacts of the previously approved employment development. It is therefore considered that they will enable the delivery of the employment development in accordance with the relevant policies.

5.4 Policy GP4 states development will not be permitted if it would prevent the development of other land, the comprehensive development of allocated sites or the provision of necessary infrastructure. It is considered the proposed development will in fact assist in the development of the employment site in accordance with this policy.

6.0 Visual Amenity and Landscape

6.1 The impact of the proposals on the visual amenity and character of the area are a key consideration in relation to this application.

6.2 Policy SDC1 refers to design and states that development must demonstrate high quality design and must be of a scale, density and design which responds to the character of the area where they are situated.

6.3 Policy DS8 refers to the employment part of the South West Rugby Allocation and states that design and landscaping measures, including structural landscaping, must be incorporated to mitigate the impacts on the surrounding landscape and nearby heritage assets, including Thurlaston Conservation Area.

6.4 Policy SDC2 refers to landscaping and states landscaping should form an integral part of the overall design and that a high standard of landscaping, including native species of ecological value should be used. Policy NE2 states landscape planning should be integrated into the design of development and consider the landscape context.

6.5 The mound is proposed 5m high with a 3.5m high acoustic fence at the top. Although these are to be relatively high they will be seen in association with the Tritax site as a whole, including the proposed buildings. The mounding and landscaping will not block all views of the buildings from outside of the site, however, they will provide screening and help to mitigate the impact on visual amenity.

6.6 Landscaping including tree planting is proposed to the mound. The Council's Tree and Landscape Officer raised no objection to the proposed landscaping.

6.7 It is therefore considered that general design of the proposals and the impact on the character of the area is acceptable in accordance with policy SDC1. In addition structural landscaping is being provided in accordance with policies DS8, SDC2 and NE2 and the South West SPD.

7.0 Heritage Assets

7.1 Policy SDC3 refers to protecting and enhancing the historic environment. This states development will be supported that sustains and enhances the significance of the Borough's heritage assets, which include Listed Buildings, Conservation Areas and archaeology. The policy goes on to state that development affecting the significance of a designated or non-designated heritage asset will be expected to preserve or enhance its significance.

7.2 With regards the NPPF, chapter 16 sets out the government's advice on conserving and enhancing the historic environment. Paragraph 195 requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). Paragraph 199 advises great weight should be given to the assets conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) requires clear and convincing justification.

7.3 The Setting of a heritage asset is defined by the glossary of the NPPF as:
"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."

7.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve and enhance the character or appearance of a conservation area. In addition the Council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or any of its features of special architectural or historic interest.

7.5 There are no designated heritage assets within the application site itself. The Thurlaston Conservation Area is to the south and there are also Grade II Listed Buildings within 1km of the overall Tritax site. There are no Scheduled Ancient Monuments within 1km of the site.

7.6 As with the overall development the mound and fence could be visible from locations within the Conservation Area or from nearby Listed Buildings, this would cause very minor less than substantial harm to the setting of these designated heritage assets.

7.7 Paragraph 201 of the NPPF and policy SDC3 state that where there would be to less than substantial harm to the significance of designated heritage assets this harm must be weighed against the public benefits of the proposal.

7.8 Although there are no Scheduled Ancient Monuments within the vicinity of the site a number of areas of archaeological potential within the overall site comprise non-designated heritage assets.

7.9 The County Archaeologist commented on the application and advised that previous archaeological work carried out in the vicinity of the application site identified archaeological features. They therefore requested a condition requiring archaeological work to be carried out on the current site (condition 2). Subject to this condition the impact on non-designated archaeological heritage assets is therefore considered acceptable.

8.0 Impacts on neighbouring residents

8.1 Policy SDC1 states that proposals for new development will ensure the living conditions of neighbouring occupiers are safeguarded.

8.2 The residential properties closest to the proposed mound are Station Farm Cottage, Oak House and The Barn to the north. The closest property will be around 25m from the base of the mound and around 40m from the top of the mound and the acoustic fence. At the closest point the garden will be around 10m from the base of the mound and around 25m from the top of the mound and acoustic fence.

8.3 It is considered that sufficient separation is provided from the proposed mound and fence to ensure that there is not a significant adverse impact on neighbouring properties in terms of loss of light or sense of enclosure.

8.4 The proposals therefore comply with the relevant part of SDC1.

9.0 Trees & Hedgerows

9.1 Policy NE3 refers to landscape and states development should aim to conserve, enhance or restore important landscape features. Policy SDC2 also states that important landscape features should be identified for retention.

9.2 The proposals include the removal of an area of existing hedgerow. No objection to this has been received from the Tree and Landscape Officer and the proposals include extensive planting. It is therefore considered that the loss of this area of hedgerow is acceptable.

9.3 The Tree & Landscape Officer raised queries regarding the impact of the mounds on root protection areas. However, these related to the mounds to the south of Zone D which do not form part of the current application. Notwithstanding this these queries were addressed in relation to application R21/0789.

10.0 Protected Species and Biodiversity

10.1 Policy NE1 refers to biodiversity and states that designated species will be protected and that significant harm to biodiversity should be avoided, mitigated or compensated for.

10.2 Policy NE2 states existing the Green and Blue Infrastructure should be protected and retained and new Green and Blue Infrastructure corridors should be provided to link into the existing network. The provision of an on-site Green Infrastructure network linking to the wider area is also required by policy DS5.

10.3 Guidance within the NPPF also refers to the need to minimise impacts on and provide gains for biodiversity, including by establishing ecological networks. This goes on to state that where significant harm to biodiversity resulting from a development cannot be avoided, mitigated for or as a last resort, compensated for, then planning permission should be refused.

10.4 The County Ecologist commented on the current application and suggested that the mound be included within the Landscape and Ecology Management Plan and Biodiversity calculations for Zone D as a whole. Although the proposed mound is shown in the information submitted for outline condition 30 in relation to Zone D it is outside of that application site boundary as detailed above. A condition is therefore proposed requiring a Landscape and Ecology Management Plan to be agreed in relation to the proposed mound (condition 4).

10.5 The applicant produced a Biodiversity Impact Assessment for the proposed mound which showed this resulted in a gain of +2.34 units.

10.6 It is therefore considered that the impact on biodiversity and protected species is acceptable in accordance with policy NE1 and the NPPF.

10.7 The western part of the Tritax site and the former railway to the west form part of the Strategic Green Infrastructure Network referred to in policy NE2. The proposed landscaped mound will connect to this network in accordance with this policy and DS5.

11.0 Public Rights of Way

11.1 Public footpath R168y currently crosses the site of the proposed mound. The applicant has advised that they will seek a diversion to the right of way resulting in it running to the north of the proposed mound.

11.2 Warwickshire County Council Rights of Way team commented on the application and advised that the proposals reflect their discussions with the applicant and raised no objection to the proposals subject to a condition and informative (condition 3).

11.3 The proposals will therefore retain the existing rights of way in accordance with the NPPF and policy HS1 of the Local Plan which requires the retention of rights of way.

11.4 Dunchurch Parish Council commented that the proposals will affect users of the right of way as the view will change from countryside to a mound and acoustic fence. The previous proposals were for the right of way to run between the approved employment building and the mound, the proposed diversion will result in the right of way having the mound and fence to the south and countryside to the north and this is considered a betterment.

12.0 Noise

12.1 Policy HS5 refers to impacts in terms of noise and vibration and states that developments exceeding 1000 square metres floorspace must address the adverse impacts of noise and vibration on existing and future occupiers and users of the public realm. The NPPF states that

development should not contribute to unacceptable levels of noise pollution or land instability and that development should mitigate and reduce to a minimum adverse impacts from noise.

12.2 Conditions attached to the outline permission (outline conditions 37, 38 & 39) relate to noise from the operation of the employment development and the information submitted for Zone D refers to the mound and acoustic fence.

12.3 Environmental Services made comments regarding the submitted noise report and these will be addressed in relation to the relevant condition. In relation to the current application they advised that the plans showed a gap under the acoustic fence and this would compromise the acoustic barrier effect. An amended noise report and amended plans were received which continue the fence to ground level. Environmental Services advised these are acceptable.

13.0 Other matters

13.1 Policy GP5 states that neighbourhood level documents, such as Parish Plans, are a material consideration in determining planning applications. Thurlaston has a village design statement, however this largely relates to development within the village itself rather than the surrounding area. This document makes reference to the surrounding open countryside and existing vegetation on the approach to the village from Coventry Road to the north. It is considered the impact of the proposed mound and fence on Thurlaston is considered acceptable. This is therefore in accordance with policy GP5.

13.2 Warwickshire County Council, as Lead Local Flood Authority, raised no objection to the development proposals with regards to the drainage and surface water management. The proposals therefore comply with policies SDC5 and SDC6.

14.0 Objections Received

14.1 As detailed earlier in the report comments regarding current application have been received from Dunchurch and Thurlaston Parish Councils.

14.2 These comment that the noise assessment should consider the Tritax development as a whole, question the accuracy of the assessment and comment that the proposed noise mitigation is not sufficient.

14.3 The impact of the overall Tritax development was considered at the outline application stage and was considered acceptable subject to conditions. Information submitted in relation to the noise conditions will be discussed with Environmental Services to ensure suitable mitigation is provided.

15.0 Conclusion and Planning Balance

15.1 This application proposes a mound and acoustic fence to mitigate the impacts of the Tritax Symmetry site. This will support the development of the site for employment purposes which will benefit the local economy and lead to the creation of jobs during construction and when the site is operational.

15.2 It is considered that the scale and design of the proposed mound and fence are acceptable and will not have an adverse impact on residents in accordance with policy SDC1.

15.3 The proposals will not have an adverse impact on biodiversity and will result in additional landscaping.

15.4 These factors carry weight in favour of the proposals and these public benefits must be weighed against the very minor less than substantial harm to the setting of designated heritage assets.

15.5 It is therefore concluded that the benefits of the proposed development outweigh the factors against the proposals. Having regard to national policy and the presumption in favour of sustainable development it is therefore considered that the proposal would comply with policy GP1.

Recommendation

Approval

DRAFT DECISION

REFERENCE NO:
R21/0823

DATE APPLICATION VALID:
05-Aug-2021

APPLICANT:
Tritax Symmetry Ltd, C/o Framptons, 42 North Bar, Banbury, OX16 0TH

AGENT:
Peter Frampton, Framptons Town Planning, Oriel House, 42 North Bar, Banbury, OX16 0TH

ADDRESS OF DEVELOPMENT:
Land North of Tritax Site - Land North of Coventry Road, Coventry Road, Thurlaston

APPLICATION DESCRIPTION:
Extended landscape mound to that approved under planning permission R20/1026 on northern boundary of Zone D of Parameters Plan, with 3.5m high acoustic fence

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Existing Site Location Plan Northern Bund – T20/2303 80-12/P3
Received 26/11/2021

Proposed Bund Volumes – T/20/2303 60-09/P13
Received 24/11/2021

Detailed Landscape Proposals – edp7218_d003e
Integrated Arrangement of Bunds and Public Right of Way – T/20/2303 60-37/P11
Extent of Earth Bunds and Tree Root Protection Zones – T/20/2303 80-10/P5
Received 11/11/2021

Acoustic fence to service yard – 19-11/P3
Received 05/10/2021

Sections Through Proposed Phase 2 Bunds – T/20/2303 80-11/P4
Environmental Statement – PF/10563
Received 23/07/2021

REASON:

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

CONDITION: 2

No development shall take place unless and until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first be submitted to and approved in writing by the Local Planning Authority.

REASON:

In the interest of archaeology.

CONDITION: 3

- No site security fencing may be erected on or within 1m of any public right of way (unless closed by legal order).
- Prior to commencement of any works involving disturbance of the surface of any public right of way the developer must contact Warwickshire County Council's Rights of Way team as Highway Authority to obtain any necessary consents and make any necessary arrangements for the protection of the public right of way and its users.
- Prior to the commencement of any works to resurface any public right of way the specifications for the new surface must be submitted to Warwickshire County Council's Rights of Way team for approval. All resurfacing works on public rights of way must be completed to the satisfaction of the Highway Authority prior to the first occupation of any property at this site.
- The applicant must make good any damage to the surface of any public right of way caused during works.
- Any new vegetation must be planted at least two metres away from the edge of any public right of way to help ensure that mature growth will not encroach onto the public right of way.

REASON:

To protect existing Public Rights of Way and in order to promote sustainable travel.

CONDITION: 4

No development shall commence unless and until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority.

The LEMP shall include details of the specification, the timing of the completion of and the arrangements for the management and maintenance of the landscape mound.

The LEMP shall also identify a mechanism for the review and monitoring of the LEMP's effectiveness. The LEMP shall also cover the post-construction management of arboricultural and landscape elements.

The development shall thereafter be carried out in accordance with the approved LEMP.

REASON:

In the interests of biodiversity, landscape and visual amenity.

INFORMATIVE: 1

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

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

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

INFORMATIVE: 2

- All public rights of way must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.

- If it is proposed to temporarily close any public right of way during works then an application for a Traffic Regulation Order must be made to Warwickshire County Council's Rights of Way team well in advance.

- Any disturbance or alteration to the surface of any public right of way requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public right of way.

Reference: R20/0787

Site Address: COTON PARK EAST, CENTRAL PARK DRIVE, RUGBY

Description: Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only).

Recommendation

Approve subject to conditions; informatives; and the completion of the S106 Agreement.

Introduction

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application constitutes major development.

Application Proposal

This application seeks outline planning permission for the erection of up to 475 dwellings. An illustrative masterplan has been submitted, which provides guidance on how the site could be developed to accommodate 475 dwelling houses. Along with the principle of development the main consideration in respect of this application is the access with all other matters being considered at reserved matters stage.

It has been proposed that the vehicular access will be taken from Central Park Drive to the west and also via the Persimmon development to the south (R20/0336). An access point for emergency services will be provided via Newton Lane and sought at a later stage to feed into the wider site.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 under Part 1 and the Communities and Local Government Guidance on Information Requirements and Validation; March 2010 details information which needs to be submitted to allow for the determination of an outline planning application. This information has been received by the agent through the submission of the Proposed Illustrative Masterplan (P17-0870_22-01 Rev E).

Site and Surrounding Area

The application site comprises approximately 29.37 hectares of former arable/farm land located within the countryside but is allocated within the Coton Park East Masterplan. The site is bordered to the north by an irregular field boundary which is subject to a planning application for new employment development (R20/0272); with the north east of the site being defined by a hedgerow and is the subject to potential future development as indicated on the masterplan. The eastern boundary is defined by existing hedgerows with the alignment of the disused railway/Great Central Walk. The south of the site is defined by a mature hedgerow and is

currently subject to planning application R20/0336 for the erection of dwellings contained with the Coton Park East Masterplan. Along with the previously approved R18/1885 currently under construction.

Relevant Planning History

There is no relevant planning history on this site.

Relevant Planning Policies and Guidance

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Core Strategy 2011 and Rugby Borough Local Plan 2006 Saved Policies. The relevant policies are outlined below.

Local Plan 2011-2031

Policy GP1: Securing Sustainable Development
Policy GP2: Settlement Hierarchy
Policy GP4: Safeguarding Development Potential
Policy DS1: Overall Development Needs
Policy DS3: Residential Allocations
Policy DS7: Coton Park East
Policy H1: Informing Housing Mix
Policy H2: Affordable Housing
Policy HS1: Healthy, Safe and Inclusive Communities
Policy HS2: Health Impact Assessments
Policy HS4: Open Space, Sports Facilities and Recreation
Policy HS5: Traffic Generation, Air Quality, Noise and Vibration
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets
Policy NE2: Strategic Green and Blue Infrastructure
Policy NE3: Landscape Protection and Enhancement
Policy SDC1: Sustainable Design
Policy SDC2: Landscaping
Policy SDC3: Protecting and Enhancing the Historic Environment
Policy SDC4: Sustainable Buildings
Policy SDC5: Flood Risk Management
Policy SDC6: Sustainable Drainage
Policy SDC7: Protection of the Water Environment and Water Supply
Policy SDC9: Broadband and Mobile Internet
Policy D1: Transport
Policy D2: Parking Facilities
Policy D3: Infrastructure and Implementation
Policy D4: Planning Obligations
Policy D4: Planning Obligations

Supplementary Planning Documents

Sustainable Design and Construction – 2012
Planning Obligations – 2012
Housing Needs – 2021
Air Quality – 2021

National Planning Policy Framework – 2021

Section 2: Achieving Sustainable Development
Section 5: Delivering a Sufficient Supply of Homes
Section 6: Building a Strong, Competitive Economy
Section 8: Promoting a Healthy and Safe Communities
Section 9: Promoting Sustainable Transport
Section 11: Making Effective Use of Land
Section 12: Achieving Well Designed Places
Section 15: Conserving and Enhancing the Natural Environment
Section 16: Conserving and Enhancing the Historic Environment

Technical Consultation Responses

Stage Coach commented on the application advising that not two but three separate bus routes would be provided terminating at three different point in Coton Park including that existing, so the other two routes would enter at Central Park Drive and split, one continuing to R20/0336 and the other continuing into R20/0787. The frequency of the service that this would offer would be so low on each branch that it is doubtful that one bus per hour would be sustainable on each terminating branch. The relevance of this kind of service is really low even to those who have no car at all. People will walk to a more frequent service - often a considerable distance, if they are essential users. But this is not desirable, and certainly will not encourage any mode shift at all.

No objections have been received from:

Warwickshire County Council (Flood Risk Management)
Warwickshire County Council (Public Rights of Way)
Warwickshire County Council (Infrastructure)
Warwickshire County Council (Archaeology)
Warwickshire County Council (Highways)
Warwickshire County Council (Ecology)
Rugby Borough Council (Environmental Services)
Rugby Borough Council (Arboriculture Officer)
Rugby Borough Council (Work Services)
Rugby Borough Council (Housing)
Warwickshire Fire and Rescue
Environment Agency
Warwickshire Police
Highways England
UHCW NHS Trust
Natural England
The Ramblers
NHS Property
Cadent Gas

No comments have been received from:

Warwickshire Wildlife Trust
Seven Trent Water

Third Party Consultation Responses

No objections have been received from:

Churchover Parish Council

Newton and Biggin Parish Council have commented on the application confirmed that they have no objection to the principle of development and raised the following points:

1. Pleased with the scale and location of the proposed open space which will provide valuable amenity to residents and maintain a green buffer integral to the village of Newton;
2. The Parish Council is pleased that the development includes a Primary School with the potential for a Secondary School should the need be justified as it is important that these schools are readily accessible to future generations of Newton children;
3. To that end a safe and convenient footpath/cycleway link needs to be established as such the Great Central Wat would require improvements;
4. The paddock area which is outside of the application site should be retained as a buffer between the development and the Wildlife Site; and
5. Thought needs to be given as to how a safe connection can be made with the footpath that runs alongside Newton Lane on its east side, to the south of the Picnic Site entrance.

Neighbours notified and site and press notices have been displayed with two letters of observation being made raising the following:

1. Whilst the development is needed, this will generate more traffic along Coton Park Drive, extra traffic calming needs to be considered diverting non-estate traffic along Leicester Road;
2. Central Park Drive is the only point in ingress/egress with a school operating in its current location with all the associated health and safety issues;
3. Any impact on power, water and communications link disruption will have a critical impact on the operation of the building;
4. Construction traffic should be discouraged or prevented from using Central Park Drive to gain access to the development area, due to the safety of children at the school and blocking Central Park Drive employees trying to get to work;
5. Will the proposed roads be suitable for the use by HGV's;
6. Why is Newton Lane not being used as a further access route to the development as opposed to Central Park Drive;
7. The issue of additional parking does not seem to have been catered for in the plans;
8. The business needs access 24/7 and there can be no impact on the operation of the services from that building; and
9. A second access to the north east part of the estate should be made a condition of development.

Along with a letter of observation, four letters of objection has been received, raising the following:

1. Before more housing developments are permitted the town should be looked at first including the provision of a full A and E Department;
2. There will be a negative and detrimental impact visually on the properties on Great Burnet Close;
3. The amount of new build housing in Rugby is inappropriate for the existing infrastructure;
4. There is no infrastructure in Coton Park including parks, shops and post office to name but a few;
5. Traffic through Coton Park is beyond what the narrow and windy streets where initially designed for even with an additional entrance for these dwellings;
6. Any new housing should have sufficient parking, not tandem, sufficient drainage and green areas with large gardens;
7. Parking within Coton Park is not good enough with residents parking within the streets and bins not being collected due to too many parked cars;
8. Each dwelling should benefit from electric charging points; two spaces which are not tandem which does not work;
9. Drainage within the existing estate is not good enough with residents resorting to hardcore and artificial grass due to waterlogged gardens;
10. The water supply in Boughton Vale has been affected ever since Houlton commenced;
11. The roads cannot cope with the traffic with congestion increasing over the years especially with the A426; and
12. The town does not have the facilities to support the current population but never objects when new applications are made.

Determining Considerations

The main considerations in respect of this application are as follows:

1. Principle of Development;
2. Character and Design;
3. Impact on Residential Amenity;
4. Highway Safety;
5. Flooding;
6. Landscaping;
7. Ecology;
8. Developer Contributions;
9. Heads of Terms;
10. Planning Balance;
11. Conclusion; and
12. Recommendation.

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 whereas Policy GP1 of the Local Plan states that the Council will take a positive approach that reflects the presumption in favour of sustainable development.

- 1.2 The application site is located within the countryside location which adjoins the Rugby Town. Within countryside locations, as defined within Policy GP2 of the Local Plan; new development will be restricted and only where National Policy on countryside locations permits will development be permitted.
- 1.3 Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. This results in the balancing of material considerations within each individual case at the same time being mindful of the presumption in favour of sustainable development as defined by Section 2 of the NPPF.
- 1.4 In this case it is considered that the application site is in a sustainable location given that the site is situated on the edge of Coton Park, which forms part of the Rugby Town. Policy GP2 specifies that the Rugby Town is the primary focus for meeting strategic growth targets for the Borough.
- 1.5 Furthermore the application site is located within the proposed Coton Park East allocation as defined in Policy DS3 and DS7 of the Local Plan. It is therefore considered to be a sustainable location having appropriate levels of infrastructure and access routes including public transport.
- 1.6 This application is therefore considered to be in accordance with Policies GP1; GP2; DS3 and DS7 of the Local Plan along with Section 2 of the NPPF.

2. Character and Design

- 2.1 Local Plan Policy SDC1 states that development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.
- 2.2 Section 12 of the National Planning Policy Framework (NPPF) states that developments will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development whilst being visually attractive as a result of good architecture.
- 2.3 Whilst the main consideration under this application is the access only, the initial indicative layout submitted with the proposal is considered to be acceptable in this instance and is capable of accommodating 475 new dwellings.
- 2.4 Whilst layout is not a matter for consideration, it is acknowledged that the indicative layout has been well designed incorporating a significant amount of green areas providing a welcomed break within the built form. Where work is still on going in relation to the provision of Education Facilities at Coton Park East, the layout has been designed, ensuring that land contained within the allocation, has not been landlocked from development.

3. Impact on Residential Amenity

- 3.1 Policy SDC1 states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

- 3.2 Section 12 of the NPPF stating that developments will provide a high standard of amenity for existing and future users.
- 3.3 As previously identified the main considerations under this application is for the principle of development and access only, as such design, scale and massing details would be reserved for full consideration at a later date.
- 3.4 The indicative layout submitted has however identified that the site can accommodate up to 475 new dwellings. As referred to above, the impacts on the amenities of neighbouring properties would be appropriately addressed at the reserved matters stage should outline planning consent be granted.
4. Highway Safety
- 4.1 Local Plan Policy D1 states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. The Planning Obligations SPD and Appendix 5 expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals.
- 4.2 Local Plan Policy D2 goes on to say that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations SPD and Appendix 5 of the Emerging Local Plan.
- 4.2 Whilst the number of bedrooms within this proposal is subject to change given the outline nature of the proposal. The Design and Access Statement confirms that parking provision for the development will be in accordance with the relevant policies and guidance including those within the adopted Rugby Borough Council Local Plan.
- 4.3 For clarity 1 and 2 bedroom properties should have provision for 1.5 spaces per unit; 3 bedrooms seeks provision for 2 spaces; and 4 bedroom units or more would require 3 parking spaces to be provided. With dwelling apartments requiring 1 space per unit for studio apartments; 1.5 spaces for 1-2 bedroom units and 2 spaces per units for 3 + bedroom units.
- 4.4 Warwickshire County Council (Highways) initially objected to the application on the grounds that insufficient information has been submitted to allow a formal response to be provided. A request was made to the agent for the additional information; to be submitted with the application. This information was received and a re-consultation was carried out accordingly. It has been confirmed from Warwickshire County Council (Highways) that they have no objection to the proposal subject to the inclusion of appropriate conditions (Conditions 12-15).
- 4.5 In relation to comments received Stage Coach these reflect initial comments received from Warwickshire County Council (Highways) and have been addressed within the submitted documents which culminated in the objection to the proposal being overcome.
- 4.6 Highways England initially objected to the application on the grounds that insufficient information had been submitted to allow a formal response to be provided. Following the submission of this information it has since been confirmed that the development is not likely to have a significant impact at M6 Junction 1, as the development trips can be

accommodated within the existing capacity of the junction. Highways England therefore have no objections subject to the inclusion of appropriate conditions (Condition 16 and 17).

4.7 Warwickshire County Council (Work Services) have confirmed that they have no objections to the proposal.

4.8 It is therefore considered that the proposal is in accordance with Local Plan Policy D1; D2; Appendix 5 and the SPD on Planning Obligations.

5. Flooding

5.1 When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

5.2 Whilst the application site is located within Flood Zone 1 which has a low probability of flooding as the application constitutes major development the Warwickshire County Council (Flood Risk Management) team and the Environment Agency have been consulted on the application.

5.3 The Environment Agency have responded to the consultation and confirmed that there are no environmental constraints associated with the site which fall within the Environment Agency's remit and as such have no objections to the proposal.

5.4 Warwickshire County Council (Flood Risk Management) initially objected to the application on the grounds that insufficient information has been submitted to allow a formal response to be provided. A request was made to the agent for the additional information; to be submitted with the application. This information was received a re-consultation was carried out accordingly. It has been confirmed from Warwickshire County Council (Flood Risk Management) that they have no objections subject to conditions (Conditions 18 and 19).

6. Landscaping

6.1 Local Plan Policy SDC2 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.

6.2 Following consultation with the Local Authorities Arboriculture Officer it has been confirmed that the application site comprises of patchwork of undulating arable fields

interlinked with established hedgerows and sporadic mature tree cover comprises mostly of Ash trees. There are no protected trees within the application site nor is it located within a Conservation Area.

- 6.3 A tree report has been submitted with the application which details the current site context and how retained trees and hedgerows may influence the final design of the proposal whilst also detailing those trees or sections of hedgerow which are required to be removed in order to facilitate the access requirements or do to the existing condition.
- 6.4 The tree report submitted with the application contains some anomalies within the report in terms of their condition, dimensions and how they may influence a final development layout along with the future management. Whilst there are no objections to the removal of the hedgerow for the access along with the tree removal, the tree report noted that as the masterplan is developed the report will require updating to reflect any changes.
- 6.5 The future management of trees and the subsequent final layout will need to be considered in more detail so both retained trees can co-exist successfully going forward with adequate mitigation planting provided for those trees that will be lost. The condition of some those trees proposed for retention would be of concern given the change in land use from rural/arable to suburban residential.
- 6.6 From a landscape point of view no objections were raised in principal to the proposal. Existing green links are retained and enhanced with provision of new public open space. In landscape and visual terms from a wider view the negative impacts are very limited given the existing topography, and surrounding features (M6, Great Central Way and existing development edge). The visual impacts appear limited and are largely limited to the immediate site area as the land use changes to suburban. Landscape provision within the site mitigates this.
- 6.7 Further information was requested and received from the applicants which provided finer detail in relation to the terms of tree retentions, future maintenance, planting, landscape buffer and the final layout. Following re-consultation with the Local Authorities Arboriculture Officer it has been confirmed that, the tree information submitted within the application has been amended as per the previous comments sent to the applicant. As such, there is no objection to the proposals subject to appropriate conditions for an updated tree report and arboricultural method statement being produced for each development phase. Also, full landscaping details to follow (Condition 20 and 21).
- 6.8 This application is therefore considered to be in accordance with Policy SDC2 of the Local Plan.

7. Ecology

- 7.1 Policy NE1 of the Local Plan seeks to ensure that development proposals do not have an adverse impact upon protected habitats and species. It also sets out that development should retain and protect natural habitats and provide mitigation and compensation measures where this would be lost. In addition, Policy NE2 of the Local Plan requires proposals to protect, restore and enhance green infrastructure assets within the defined Strategic Green Infrastructure Network.

7.2 These policies are consistent with one of the core planning principles outlined within the NPPF which sets out the need for planning to 'contribute to conserving and enhancing the natural environment'. The NPPF further outlines a need to minimise the impact of proposed developments on biodiversity as well as contributing to and enhancing this where possible it particularly highlights the need to consider the impact on ecological networks, protected wildlife, priority species and priority habitats.

7.3 Warwickshire County Council (Ecology) initially objected to the application on the grounds that insufficient information has been submitted to allow a formal response to be provided. A request was made to the agent for the additional information; this information was received and a re-consultation has been carried out accordingly.

7.4 *Habitats*

The site comprises of a series of poor semi-improved and improved grassland fields surrounded by hedgerows. One pond is present within the site and two watercourses forming the LWS. The habitats are recorded as low ecological value, with the hedgerows, trees and watercourses having slightly elevated value in the context of the site. The proposed losses of grassland and short sections of hedgerow to create road accesses are not considered to be significant and will be compensated for with new habitat creation and enhancements.

7.5 *Species*

The Ecological Appraisal draws on data records and surveys which indicate that the development has the potential to have an impact on bats, reptiles, great crested newts and birds. A variety of measures are proposed to offset such potential impacts. Warwickshire County Council (Ecology) have assessed these and are satisfied that the potential impact to these species could be mitigated against through planning conditions (Conditions 22 - 26).

7.6 *Biodiversity Impact Assessment*

A Biodiversity Impact Assessment (BIA) has been submitted which quantifies the value of existing habitats and establishes what impact there would be from the loss of those habitats as a result of the proposed development. This was then compared with the post-development habitat values which were derived from the proposed retention of existing habitats in addition to proposed habitat creation and enhancement on-site. The assessment concluded that there would be a net biodiversity loss arising from the proposed development. The applicant is not able to provide full compensation for this on-site and so has agreed to a biodiversity offsetting scheme which would provide suitable compensation off-site. This would be secured via the S106 Agreement.

7.7 *Ecology Conclusions*

It has been found that the findings of the Ecological Enhancement and Management Scheme are acceptable and form a robust basis for considering the ecological impacts arising from the proposed development. In the first instance it has been established that the proposed development would not give rise to detrimental and adverse impacts at statutory and non-statutory ecological sites. The proposal would result in a net loss of

biodiversity but this would be compensated for through the completion of a S106 Agreement. The potential impact on species could be mitigated against through the use of planning conditions. It is consequently considered that the proposed development would not have an adverse impact upon habitats and species whilst ensuring a net biodiversity gain.

7.8 This application is therefore considered to be in accordance with Policy NE1 and NE2 of the Local Plan.

8. Developer Contributions

8.1 Local Plan Policy H1 states that a wide choice of high quality market housing must provide a mix of types and sizes with Policy H2 stating that affordable homes should be provided on all sites of at least 0.36 hectares or capable of accommodating 11 dwellings or more.

8.2 In terms of affordable housing Rugby Borough Council (Housing) have confirmed that they would seek the minimum recommended 30% affordable housing in compliance with the requirements of the Local Plan. With a preference on 1 or 2 bedrooms properties as indicated with the need identified in the SHMA referenced in the Local Plan. The Local Authority would seek a mix of at least 84% Social Rent and 16% Intermediated as detailed within the Local Plan.

8.3 Policy H2 of the Local Plan requires 30% affordable housing provision on green field sites. Therefore, the requirements for this application proposal are for an amount up to 475 dwellings, 142.5 affordable at a level of 30%, this would require a mix of the following housing provision.

<u>Affordable Housing</u>		
No. Beds	Local Plan Requirement (Percentage)	Local Plan Requirement (No. of Units)
1	30-35%	50
2	30-35%	50
3	20-25%	35.7
4	5-10%	7.1

8.4 Policy H1 of the Local Plan states that developments to deliver a wide choice of high quality market homes across the Borough with the proposal being required to form a mix of market housing house types and sizes compliant with the latest Strategic Housing Market Assessment (SHMA). Therefore the requirements for this application would be an amount up to 332.5 dwellings being provided as market homes, this would require a mix of the following:

Market Housing		
No. Beds	Local Plan Requirement (Percentage)	Local Plan Requirement (No. of Units)
1	5-10%	33.2
2	25-30%	83.1
3	40-45%	133
4	20-25%	83.1

8.5 Whilst the final mix and layout is to be agreed at Reserved Matters Stage the requirements of the Local Plan can still be finalised within the S106 Agreement ensuring policy compliance with the detail to be agreed.

8.6 The SPD on Planning Obligations states that an off-site contribution is required towards Play and Open Space, as part of the application the applicants are providing the following:

- Provision for children and young people – 0.33 HA / 0.822 acres
- Amenity green space – 1.827 HA / 4.515 acres
- Natural and semi natural green space – 8.795 HA / 21.734 acres

As per the Coton Park East SPD, allotments are not required on the allotment site; with the parks and gardens space being provided as natural and semi nature green space as opposed to parks and gardens with outdoor sports space being provided as an off contribution.

8.7 The SPD on Planning Obligations along with the Coton Park East Masterplan states that an off-site contribution is required, subject to negotiation with the Council, in this instance a contribution is required towards the costs of the open space provision. It has been confirmed that the contribution is not required for allotments or sports and would be used to provide the following:

- Parks connector Network for benches and signs;
- Swift Valley Park Improvements 2.5km of footpath improvements;
- Great Central Way footpath improvements; and
- Great Central Way Interpretation Project.

8.8 Warwickshire Police have been in contact advising that they are looking to put forward its representation in respect of the impact of the development and to make provision to mitigate the direct and additional policing requirements it will generate. These requirements include the provision of an additional member of staff; provision of police vehicles; and to assist it with increasing the capacity of Rugby Police Station which is currently maintained to capacity.

8.9 A contribution request has been received from NHS Warwickshire North Clinical Commissioning Group (CCG) and Warwickshire County Council Public Health (Public Health) for the improvements to off-site primary medical care and healthcare facilities

due to existing practices not having the physical capacity to cover the increased utilisation requirements without significant improvement works.

- 8.10 The University Hospitals for Coventry and Warwickshire NHS Trust have been in contact advising that this development has an effect on health and wellbeing in particular in relation to the impact that the development has on the acute service provided by the Trust. Following there advise they have confirmed that they require a contribution which would be used directly to provide health care services to meet patient demand.
- 8.11 Warwickshire County Council Council (Traffic and Road Safety) have confirmed that a Sustainable Travel Packs are required per dwelling in order for the County Council to allow for the provision of information packs for owners and occupiers of the dwellings which include information on sustainable modes of transport and to help promote sustainable travel and road safety in the local area. Furthermore a contribution is required to support road safety initiatives within the community associated within the development. Road safety initiatives include road safety education for schools and training/education for other vulnerable road users within the area.
- 8.12 Warwickshire County Council (Public Rights of Way) have confirmed a financial contribution to support the ongoing maintenance of public rights of way within a one and a half miles radius of the site is required. The rights of way to be considered are RB1- RB3c RB6 R63 R64x R64y R66 R98 R99-R106 R110-R112a R114 R114a R116 R202 R207 R270 R271 R331 R335.
- 8.13 Warwickshire County Council (Ecology) have confirmed that due to the net loss of -10.72 in biodiversity units a biodiversity offsetting scheme needs to be secured, via a S106 agreement to compensate for the biodiversity loss, in line with the NPPF and Rugby Local Plan Policy NE1.
- 8.14 Warwickshire County Council (Libraries) have confirmed that a financial contribution to improve, enhance and extend the facilities or services of a specified library service point where local housing development will mean an expected increase in numbers of people using those facilities. This includes the purchase of additional stock, targeted collections, additional seating/study spaces or related facilities, improved family facilities and targeted promotions to inform new residents of services available to them.
- 8.15 Warwickshire County Council (Education) have advised that they require a financial contribution towards additional education required as a result of this development. The County Council also requires the provision of land to support the delivery of a new primary school and which should be of a sufficient size to require new provision.
- 8.16 Highways England have advised that they require a financial contributions towards a highways improvements scheme for the Gibbett Hill (A5/A426) roundabout which is already over capacity. The need for a package of highway improvements (a 'scheme') for this junction has previously been identified, with expansions to Magna Park and the Lutterworth Sustainable Urban Extension ('Lutterworth East') also creating additional demand for this junction. Financial contributions towards these improvements have been sought from these Developers.

8.17 Warwickshire County Council Highways are also seeking contributions towards off-site infrastructure and public transport services those being:

- Improvements to the A5/A426 Gibbet Hill junction;
- Improvements to the A426/Central Park Drive junction;
- Improvements to the A426/Boughton Road junction;
- Works to improve cycle routes between the site, Rugby Town Centre and other facilities in accordance with the Coton Park East SPD; and
- Improvements and extension of existing bus services to serve the site.

9. Heads of Terms

9.1 In summary the contributions required for this proposal have been highlighted as per the table below:

<u>Contribution</u>	<u>Requirement</u>	<u>Trigger</u>
Play and Open Space	Improvements to Great Central Walk and Greenspace Network Improvements.	Prior to commencement and/or upon first of occupation of the dwellings instalments to be agreed.
NHS Trust	Meet patient demand for access to health care services.	Prior to commencement.
Warwickshire County Council (Traffic and Road Safety)	To help the promotion of sustainable travel and road safety.	Prior to commencement.
Warwickshire County Council (Public Rights of Way)	To allow for improvements to public rights of way within a 1.5 mile radius of the development site.	Upon first of occupation of the dwellings instalments to be agreed.
Affordable Housing	30% affordable housing with an 84%/16% split between social and intermediate dwellings.	No Social Rent Dwelling and/or Affordable Rent Dwellings shall be Occupied unless and until a nomination agreement is entered into with the Council and/or choice based local lettings scheme arrangement has been entered into in relation to the relevant Social Rent Dwelling and/or Affordable Rent Dwelling as applicable.
Warwickshire County Council (Ecology)	Biodiversity offsetting due to mitigate a loss of on-site biodiversity.	Upon first of occupation of the dwellings instalments to be agreed.
Warwickshire County Council (Libraries)	To allow for improvements and enhancements to library services impacted by the development.	Prior to commencement.
Warwickshire County Council (Education)	To help meet the increased demand on education	Prior to commencement and/or upon first of

	providers the additional housing creates. Along with the provision of land to assist delivery of a Primary School.	occupation of the dwellings instalments to be agreed.
Warwickshire Police	To make provision to mitigate against the direct and additional policing requirements generated.	Prior to commencement.
CCG and Public Health	Towards the improvements to off-site primary medical and healthcare facilities due to existing practices not having the physical capacity to cover increased demand.	Prior to the first occupation of the first dwelling.
Highways England	Towards the improvements to Gibbett Hill (A5/A426) roundabout.	To be paid to County Council within twelve months of receipt by the Owner from the County Council of a justification for and description of the works to be carried out, together with details of the exercise carried out to calculate the Highways England Contribution.
Warwickshire County Council (Highways)	Towards the improvements to off-site infrastructure and public transport services.	Upon first of occupation of the dwellings instalments to be agreed.

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

10. Planning Balance

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

10.2 From an economic perspective the proposed new dwellings would result in money being invested in construction on the site, employment relating to construction jobs over the build period, new household spending in the Borough, a contribution to the viability of local retail uses, services and businesses and additional Council Tax revenue. Such matters would have a positive impact on the local economy and prosperity of the

Borough which weighs in favour of the application. As such, the proposed development would satisfy the economic role of sustainable development.

- 10.3 From a social perspective there is a significant need for new housing within the Borough. This is consequently a matter which in itself weighs significantly in favour of the application. The proposed development of up to 475 dwellings, of which 30% would be affordable dwellings, would consequently make a significant and positive contribution towards meeting this housing need. Aside from this, the provision of onsite open space and play provision, would provide social benefits. The financial contributions toward education and health care provisions are also considered to be promoting positive social benefits. These matters consequently weigh in favour of the application. As such, the proposed development would satisfy the social role of sustainable development.
- 10.4 From an environmental perspective the potential adverse impacts of the proposed development in relation to the use of the land, accessibility, landscape character and appearance, trees and hedgerows, heritage and archaeology, highway safety, traffic flows, public rights of way, flood risk, drainage, air quality, noise, contamination, visual amenity, residential amenity, water conservation and carbon emissions have all been considered. Whilst there would be a net loss in biodiversity, this loss would be mitigated through conditions.
- 10.5 Therefore, the development of the site would result in significant social and economic benefits as well as environmental benefits. Paragraph 8 of the NPPF is clear that the 3 roles should not be taken in isolation but that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously. The identified benefits would mean, on balance, that the proposal would represent sustainable development in terms of the NPPF and is therefore considered to accord with the Development Plan and the NPPF.

11. Conclusion

- 11.1 The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety.
- 11.2 On balance, it is concluded that the proposal constitutes sustainable development. It complies with the Development Plan and there are no material considerations which indicate that the proposal should be refused. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the Framework, it is considered that planning permission should be approved.

12. Recommendation

- 12.1 Planning Application R20/0787 be granted subject to:

12.1.1 The conditions and informatives set out in the draft decision notice appended to this report; and

12.1.2 The completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report.

- 12.2 The Head of Growth and Investment (in consultation with the Planning Committee Chairman) be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within this report.

DRAFT DECISION

REFERENCE NO:
R20/0787

DATE APPLICATION VALID:
21-Sep-2020

APPLICANT:

AC Lloyd Holdings Ltd, AC Lloyd Holdings Ltd AC Lloyd Holdings Ltd, AC Lloyd Holdings Ltd,
Nicholls House, Tachbrook Park, Homer Close, Warwick,

AGENT:

Michelle Simpson-Gallego, Pegasus Planning Group Pegasus Planning Group, 5 The Priory
Old London Road, Canwell, Sutton Coldfield, B75 5SH

ADDRESS OF DEVELOPMENT:

COTON PARK EAST, CENTRAL PARK DRIVE, RUGBY

APPLICATION DESCRIPTION:

Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only).

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

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

REASON: 1

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

CONDITION: 2

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

REASON: 2

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

CONDITION: 3

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

- a - Layout,
- b - Scale,
- c - Appearance &
- d - Landscaping

REASON: 3

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

CONDITION: 4

The Reserved Matters to be submitted in accordance with condition 3, for each phase, shall be accompanied by detailed plans showing the boundaries of each phase, the constituent uses, buildings, access arrangements and landscaping within each phase and the interim surface and boundary treatment. No development shall commence, on that phase, unless and until those details have been approved in writing by the Local Planning Authority. Once approved the development shall be carried out in full accordance with approved details.

REASON: 4

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

CONDITION: 5

Before the submission of the first Reserved Matters application, pursuant to Condition 3, a scheme for the phasing of the development of the entire site (to be broadly in accordance with the Proposed Illustrative Masterplan - Drawing ref. P17-0870_022-1H) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in broad accordance with the approved phasing plan.

REASON: 5

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

CONDITION: 6

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- Site Location Plan (Drawing ref. P17-0870_002-1)
- Proposed Illustrative Masterplan (Drawing ref. P17-0870_022-1H)
- Agricultural Land Classification Survey produced by Kernons
- Air Quality Assessment produced by Lustre Consulting
- Arboricultural Implications Assessment and associated TCP & TPP drawings produced by Higginson Associates
- Arboricultural Technical Note and supplementary Tree Protection Plan (Drawing ref. 10662 TPP 01) produced by Aspect Arboriculture (November 2021)
- Desk Study and Preliminary Site Investigation Report produced by Travis Baker
- Design and Access Statement produced by Pegasus Group
- Ecological Appraisal including Biodiversity Offsetting Metric produced by Aspect Ecology - File Reference: 1954 Update EcoApp vf3 SC KR PM (updated December 2020)
- Great Crested Newt Outline Mitigation Strategy produced by Aspect Ecology (June 2021)
- Flood Risk Assessment and Outline Drainage Strategy produced by AC Lloyd - Doc Ref: 0050014/1 Rev C (updated August 2021)
- Health Impact Assessment produced by Pegasus Group
- Heritage Statement produced by Pegasus Group
- Landscape and Visual Impact Assessment produced by Pegasus Group
- Noise Assessment produced by Lustre Consulting
- Planning Statement produced by Pegasus Group
- Statement of Compliance with Coton Park East Supplementary Planning Document produced by Pegasus Group

- Transport Assessment produced by David Tucker Associates
- Framework Travel Plan produced by David Tucker Associates
- Transport Technical Note produced by David Tucker Associates (November 2020)
- Road Safety Audits produced by David Tucker Associates (June 2021)
- Proposed Site Access – Extension to Central Park Drive (Drawing ref. 20477- 022)
- Newton Lane - Proposed Connection Improvements to PRow R105 (Drawing ref. 20477- 05 B)
- Newton Lane – Proposed Emergency Access Arrangements (Drawing ref. 20477- 06)
- Topographical Survey (Drawing ref. 227-2-A3)

REASON: 6

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

CONDITION: 7

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: 7

In the interests of sustainability and water efficiency.

CONDITION: 8

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 for each phase of the development. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation.

REASON: 8

In the interest of visual and residential amenity.

CONDITION: 9

No above ground development within each phase shall commence before samples of the block provisions to be used for each phase of the development in the surfacing of the estate roads, private drives, individual access drives, turning and manoeuvring areas as indicated on the approved layout drawing shall be submitted to and approved by the Local Planning Authority.

REASON: 9

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

CONDITION: 10

No above ground development shall commence, for each phase, 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: 10

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

CONDITION: 11

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

REASON: 11

In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

CONDITION: 12

The development shall not be occupied, for any phase, until an access for vehicles has been provided to the site in general accordance with drawing number 20477-02.

REASON: 12

In the interest of highway safety.

CONDITION: 13

The development shall not be commenced, on the relevant phase(s) adjacent to Employment Allocation DS4.1, until a scheme to provide a direct access for cycles and pedestrians to the site from Employment Allocation DS4.1 has been approved in writing by the local Planning Authority in consultation with the Highway Authority. The scheme shall include details of the surfacing and levels of the access. The development within the relevant phase shall not be occupied until all elements of the scheme within the site have been constructed, and the access shall therefore be available for that purpose at all times.

REASON: 13

In the interest of highway safety.

CONDITION: 14

The development shall not be occupied, for any phase, until pedestrian improvements have been provided to public highway C84 Newton Lane at its intersection with public right of way R105, in general accordance with drawing number 20477-05b (or as amended by Road Safety Audit or Detailed Design).

REASON: 14

In the interest of highway safety.

CONDITION: 15

The development shall not be occupied, for any phase, until an Emergency Access Management Plan has been approved in writing by the local Planning Authority in consultation with the Highway Authority. The measures (and any variations) so approved shall continue to be implemented in full at all time. The plan shall set out the physical measures by which unauthorised use of the emergency access by motorised vehicles will be prevented, the management measures by which authorised use will be gained, and the circumstances in which its use by motor vehicles will be authorised.

REASON: 15

In the interests of highway safety.

CONDITION: 16

No development shall commence, for any phase, until a Construction Environmental Management Plan, for the development has been submitted to and approved in writing by the local planning authority in consultation with the Local Planning Authority.

This shall include details of:

- a) the hours of construction work and deliveries;
- b) area(s) for the parking of vehicles of site operatives and visitors; Highways England Planning Response (HEPR 16-01) January 2016
- c) area(s) for the loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) measures for ensuring that no mud, grit, dirt or other materials from the site is deposited on the SRN;
- f) the responsible person (e.g. site manager/office) who could be contacted in the event of complaint;
- g) mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes;
- h) a scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
- i) waste management details - including the movement of vehicles associated with the recycling/disposal of waste resulting from demolition and construction works;
- j) routing of construction traffic during the phases of development;
- k) measures for the management of abnormal loads;
- l) details of stakeholder/public communications plan;
- m) the control of noise and vibration emissions from construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase;
- n) the control of dust including arrangements to monitor dust emissions from the development site during the construction phase;
- o) prior to commencement of any works involving disturbance of the surface of any public right of way the developer must contact Warwickshire County Council's Rights of Way team Highway Authority to obtain any necessary consents and make any necessary arrangements for the protection of the public rights of way and their users; and
- p) measures to reduce mud deposition offsite from vehicles leaving the site.

REASON: 16

To maintain the safe and efficient operation of the Strategic Road Network (SRN), in the interest of highway safety, and the amenities of the surrounding area.

CONDITION: 17

Prior to the first occupation of a dwelling within each phase, a Residential Travel Plan (RTP) for that phase will be submitted to and approved in writing by the Local Planning Authority in consultation with Highways England, as Highways Authority for the SRN. The RTP will set out how the Applicant will promote sustainable travel options to residents and visitors, in particular, reducing the number and length of car journeys.

REASON: 17

To maintain the safe and efficient operation of the Strategic Road Network (SRN).

CONDITION: 18

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

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

If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canals and River Trust), evidence of consultation and the acceptability of any discharge to their system should be presented for consideration.

Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event.

REASON: 18

To prevent the increased risk of flooding, to improve and protect water quality and to improve habitat and amenity.

CONDITION: 19

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

REASON: 19

To ensure the future maintenance of the sustainable drainage structures.

CONDITION: 20

No works, demolition or development shall take place within each phase until an updated tree report and arboricultural method statement (to include tree protection plan) for the protection of the retained trees (such method statement and plan to be in accordance with sections 5.5 & 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) for that phase has been submitted to and approved in writing by the Local Planning Authority. This arboricultural method statement and tree protection plan must include details and positioning of tree protection fencing, any ground protection measures to create construction exclusion zones and an auditable system of monitoring. The approved arboricultural method statement and tree protection plan shall be implemented in full prior to any works, demolition or development taking place for that phase. Protective measures must remain in place until the completion of all construction works for that phase. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written

approval of the LPA. Prior to any works, demolition or development taking place, for that phase, a site meeting between the applicant, the Local Planning Authority arboricultural officer and designated arboricultural consultant responsible for the site will take place to inspect tree protection measures

REASON: 20

In the interests of biodiversity and visual amenity.

CONDITION: 21

No works or development shall take place within each phase until a specification of all proposed tree planting has been approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted for that phase, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted for that phase that are intended to achieve a significant size and presence in the landscape should be similarly specified. If within a period of 10 years from the date of planting of any tree/shrub/hedge that tree/shrub/hedge, or any tree/shrub/hedge planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedge of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON: 21

In the interests of biodiversity and visual amenity.

CONDITION: 22

No development shall take place (including demolition, ground works or vegetation clearance works) until a site wide Ecological Design Strategy has been submitted to and approved in writing by the local planning authority. The strategy will detail all ecological constraints, areas of habitat retention and enhancement, areas of dark corridors, specifications and number of bird and bat boxes and other ecological design principles within the development. Note: The Reserved Matter conditions for each phase will need to demonstrate as to how it conforms to the Ecological Design Strategy.

REASON: 22

In accordance with NPPF, ODPM Circular 2005/06.

CONDITION: 23

The development hereby permitted shall not commence within each phase until a protected species mitigation strategy for that phase has been submitted to and approved in writing by the local planning authority. This must include details of updated survey work and mitigation measures relating to bats, reptiles, great crested newts, water vole, otters, badgers and nesting birds. It must include timing of works, mitigation measures including exclusion, compensation measures, details of supervision required by a suitably qualified ecologist and monitoring. Such an approved strategy shall thereafter be implemented in full.

REASON: 23

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

CONDITION: 24

No development shall take place within each phase (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) for that phase has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

REASON: 24

In accordance with NPPF and to ensure that no protected species are harmed during development.

CONDITION: 25

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of each phase of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) locations and numbers of bat and bird boxes, reptile and amphibian refugia, enhancements for invertebrates, hedgehog holes and amphibian-friendly road drainage scheme
- j) Revised BIA calculations in accordance with the current Defra metrics applied locally.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: 25

In accordance with NPPF to ensure no loss in biodiversity and to ensure that no protected species are harmed.

CONDITION: 26

Prior to works commencing for each phase, including demolition and site clearance, a lighting strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are sensitive for bats and other nocturnal species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory and;
- b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications). All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

REASON: 26

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

CONDITION: 27

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

REASON: 27

In the interests of air quality.

CONDITION: 28

With regard to the Travis Baker Geo-Environmental Ltd Desk Study and Preliminary Site Investigation Report, job number 16074, rev R07, dated 1 July 2020, section 9.8 a further ground gas monitoring exercise is required, the duration of which will be determined by the results of the monitoring to ensure representative results. These shall be undertaken in accordance with the procedures followed in the Travis Baker Geo-Environmental Ltd Desk Study and Preliminary Site Investigation Report, job number 16074, rev R07, dated 1 July 2020 and reported to the Local Planning Authority in writing for approval.

REASON: 28

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: 29

In the event that contamination is found at any time when carrying out the development hereby permitted it shall be reported in writing immediately to the local planning authority. Each of the following subsections a) to c) shall be subject to approval in writing by the local planning authority.

- a) An investigation and risk assessment shall be undertaken 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.
- b) Where remediation is necessary 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.
- c) 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.

REASON: 29

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: 30

Prior to installation, a scheme of works to be submitted to and approved in writing by the Local Planning Authority, detailing the design of the kitchen cooking equipment, for the school, to demonstrate compliance with the supply and extract air to DW172: Specification for Kitchen Ventilation Systems prior to installation or fitting.

REASON: 30

In the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority

CONDITION: 31

Prior to installation, a scheme of works to be submitted to and approved in writing by the Local Planning Authority, detailing the design of the odour and fume control equipment, for the school, serving the kitchen extraction system prior to installation or fitting and shall thereafter be so retained.

REASON: 31

To prevent the emission of fumes which would be detrimental to the amenity of the area and in the interests of the amenity of neighbouring properties.

CONDITION: 32

Prior to commencement of works on any pitches associated with the school, a noise assessment shall be undertaken by a suitably qualified person and be submitted in writing to and approved by the Local Planning Authority. It should assess the existing noise levels and those reported in the Lustre Consulting Ltd Noise Assessment, ref 3612\NA\07_2020, issue date September 2020. It shall consider any proposed outdoor pitches and consider any likely change in the aural environment. Regard may be had to Sport England Design Guidance Note "Artificial Grass Pitch (APG) Acoustics – Planning Implications" (2015) however LAmx events shall also be considered, in addition to other guidance such as BS8233:2014 and the WHO Environmental Noise Guidelines for the European region. The report should include recommendations for any necessary acoustic mitigation works, to protect the occupants both inside dwellings and the external amenity spaces, having regard to current guidance for the residential development. A noise management plan, hours and access controls may also be appropriate to limit use of any MUGA type pitches to reduce any potential adverse impact.

REASON: 32

In the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority.

CONDITION: 33

No development shall commence within each phase unless and until:

- a) A Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.
- b) The programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI shall be undertaken. A report detailing the results of this fieldwork shall be submitted to the Local Planning Authority.
- c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) shall be submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

REASON: 33

In the interest of archaeology.

CONDITION: 34

Prior to the first occupation of each dwelling broadband infrastructure shall be provided to that dwelling to allow broadband services to be provided.

REASON: 34

To provide broadband connectivity for future occupiers.

CONDITION: 35

Prior to the commencement of any works to resurface any public right of way the specifications for the new surface must be submitted to and approved by the Local Planning Authority. All resurfacing works on public rights of way shall be undertaken in accordance with the details hereby approved.

REASON: 35

To ensure a satisfactory external surfacing to the public right of way.

INFORMATIVE: 1

It is a legal requirement that all new properties are numbered and roads named and in this respect you must apply for Street Naming and Numbering at the earliest opportunity for both new or changes to existing properties, including development revisions. Failure to do this in good time can delay the installation of services and/or prevent the sale of properties.

To register the properties on a development and receive correct addressing or to amend an existing address please complete an application form for Street Naming and Numbering. The form can be accessed at:

https://www.rugby.gov.uk/info/20084/planning_control/76/street_naming_and_numbering .

INFORMATIVE: 2

This development is subject to a s106 legal agreement.

INFORMATIVE: 3

The adopted Local Plan 2019 refers to the SMHA housing mix for both market housing and affordable housing as follows:

MARKET HOUSING:

1-bed: 5-10%
2-bed: 25-30%
3-bed: 40-45%
4/4+ bed: 20-25%

AFFORDABLE HOUSING:

1-bed: 30-35%
2-bed: 30-35%
3-bed: 20-25%
4/4+ bed: 5-10%

INFORMATIVE: 4

Condition numbers 11 and 14 require that the estate roads including footways, cycleways, verges and footpaths are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' 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 Group, 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: 5

Section 39 of the Road Traffic Act 1988 requires local authorities to take such measures as appear to the Authority to be appropriate to reduce the possibilities of accidents when new or improved roads come into use. In submitting plans for highways technical approval the applicants/developer are advised that an independent stage 1 and 2 safety audit of the proposals must be provided to satisfy the requirements of the Act.

INFORMATIVE: 6

The applicant is advised that protected species licences from Natural England will be required to undertake the works. Further information about species licensing and legislation can be obtained from the Natural England Species Licensing Service.

INFORMATIVE: 7

The applicant/developer is advised that the development will need to comply with Approved Document B, Volume 2, Section B5 - Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc regarding this can be found at: www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning Where compliance cannot be met, the applicant/developer will need to provide details of alternative measures intended to be put in place. Please also note The Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18, Access for Emergency Vehicles. 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 Standard 9251: 2014, for residential premises.

INFORMATIVE: 8

The applicant should be aware of the following requirements related to public rights of way:

- No site security fencing may be erected on or within 1m of any public right of way.
- Any new vegetation must be planted at least 2 metres away from the edge of any public right of way to help ensure that mature growth will encroach onto the public right of way.
- A gap of at least 2 metres must be allowed between the edge of any public right of way and the edge of any proposed new pond, lake or other water body or water course, to help ensure there is no encroachment onto the public right of way, including by future erosion.
- All public rights of way must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.
- If it is proposed to temporarily close any public right of way during works then an application for a Traffic Regulation Order must be made to Warwickshire County Council's Rights of Way team well in advance.
- Any disturbance or alteration to the surface of any public right of way requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public right of way.

INFORMATIVE: 9

Cadent Gas must be consulted and liaised with due to the location of a HP gas pipeline plant protection measures that will need to be employed IE/ for the traffic carrying road crossings .

INFORMATIVE: 10

Prior to opening, the food business operator should register their business with the Council's Commercial Regulation Team to comply with relevant food safety legislation. For further information please email fs@rugby.gov.uk.

INFORMATIVE: 11

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: 12

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: 13

Any external lighting shall be designed in such a manner that it will not cause light nuisance to nearby residential properties.

INFORMATIVE: 14

In accordance with Condition 25 above, the Landscape and Ecological Management Plan (LEMP) should detail how the site will be kept free of litter on an ongoing basis, with details of a regular litter picking regime, that will operate once the [units have become first occupied/use of the site has commenced]. This is in order to protect the natural environment including any watercourses on or adjacent to the site [and the Local Wildlife Site status of the site/adjointing site]. This strategy will also be important for ensuring that the wildlife using the site and associated ecosystems are protected from the impacts of litter as a result of the development and its use.

Reference: R21/1076

Site Address: Victoria House, 50, Albert Street, Rugby, CV21 2RH

Description: Extension of temporary Permission R18/1478 for a further three years for a temporary change of use from car sales forecourt, car workshop and car sales office (Use Class Sui Generis) to office with associated car parking, storage and distribution (Use Class E) for a period of three years

Recommendation

Approval subject to conditions

Introduction

This planning application is referred to the Planning Committee for determination in accordance with the Scheme of Delegation because the application has been submitted by the Council.

Description of site

The application site is located within the defined Town Centre boundary. The site is approximately 0.28 hectares in area. The site has: a three-storey office building; a single storey building used for storage and distribution which is attached to the rear of the office building; a standalone single storey building in the south-west corner of the site which is used for the same purpose and the rest of the site comprising of hardstanding. The main vehicle access to the site will continue from the existing access on Albert Street. Occasionally access will be needed via the vehicle access point on Albert Square to the south of the site.

The surrounding area is predominantly comprised of residential properties but there are businesses such as a vehicle garage and a public house in close proximity to the site. The built form varies between single and five storey buildings as does the appearance of these buildings.

Description of proposals

This application seeks temporary permission to continue the use of the site as an office with associated car parking, storage and distribution (Use Class E) for three years. This application has been submitted for permission to extend the current temporary permission (R18/1478) for a further three years. For approximately the last six years the site has been used by the Council for the same use as proposed. The first application was made and approved in 2015 for a temporary period of three years and another application was made and approved in 2018 for another three years. This is the third application for the temporary change of use of the site for three years from a car sales forecourt, car workshop and car sales office to an office with associated car parking, storage and distribution.

The site is currently occupied by the Council's Property Repairs Service who carry out repairs on all Council owned properties. It has been confirmed that the office building is the primary use of the site with the car park, storage and distribution being ancillary to the office use. The

administration and coordination of the works will continue in the existing office building along with staff meetings and training. The existing workshop areas (attached workshop to the south of the office building and small workshop building in the south-west corner of the site) will continue to be used for storage and distribution of materials and equipment including power tools, protective equipment and materials. The existing hardstanding area will continue to be used for vehicle parking. The only potential noisy activity on site would relate to the occasional need for carpentry and joinery work. However, this type of work has diminished as the project to replace all wooden doors and windows with energy efficient UPVC doors and windows in the Council housing stock has been completed.

Relevant planning history

The site has an extensive site history. The two applications below are of most relevance to this planning application.

Application Number	Description	Decision	Date
R15/1000	Temporary change of use from car sales forecourt, car workshop and car sales office (use class sui generis) to offices with associated car parking, storage and distribution (Use Class B1a) for a period of 3 years.	Approved	02/12/2015
R18/1478	Extension of temporary Permission R15/1000 for a further three years for a temporary change of use from car sales forecourt, car workshop and car sales office (use class sui generis) to offices with associated car parking, storage and distribution (Use Class B1a) for a period of 3 years.	Approved	08/11/2018

Relevant Planning Policies and Guidance

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Rugby Borough Local Plan 2011-2031 (June 2019)

- Policy GP2: Settlement Hierarchy
- Policy ED2: Employment Development Within Rugby Urban Area
- Policy TC1: Development within Rugby Town Centre
- Policy TC3: Primary Shopping Areas and Shopping Frontages
- Policy HS5: Traffic Generation and Air Quality
- Policy SDC1: Sustainable Design
- Policy D2: Parking Facilities

Supplementary Planning Documents

Air Quality Supplementary Planning Document (July 2021)

National Planning Policy Framework – 2021

Section 12: Achieving Well Designed Places

Technical Consultation Responses

No objections have been received from:

Warwickshire County Council (Highways)
Rugby Borough Council (Environmental Health)

Third Party Comments

Neighbours – Neighbours notified and a site notice displayed with one objection received.

Objection from Hanover Gardens Residents Management Committee which has been summarised:

- Objection with regard to the retention of the 3 storage containers on the North/Albert Street boundary.
- Assured that they would be in-situ, on a temporary basis.
- Unwanton eyesore, in a residential area.
- Continual extreme noise level created in the opening and closing of the containers, especially early in the day.
- Requested that in connection with this application and possible approval, that a condition of approval be included for the containers to be re-located elsewhere.

This objection is assessed in the 'Other Matters' section of the report.

Assessment of proposals

The main considerations in respect of this application are as follows:

1. Principle of Development;
2. The Town Centre;
3. Design and Appearance;
4. Impact on Residential Amenity and Hours of Use;
5. Highway Safety and Parking Facilities;
6. Air Quality;
7. Other Matters; and
8. Planning Balance and Conclusion

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 Rugby town according to the settlement hierarchy. Policy GP2 states for developments within Rugby town that it is the main focus for all development in the Borough. Development permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.
- 1.3 Therefore, the application is in accordance with Policy GP2 of the Local Plan.

2. The Town Centre

- 2.1 Policy ED2 in the Local Plan states that employment development within use classes B1(b) (now part of Use Class E), B1(c) (now part of Use Class E), B2 and B8 will be permitted within the urban area boundary. Offices (use class E formerly B1(a)) will be permitted in Rugby town centre subject to the provisions of the Town Centre policies in the Local Plan.
- 2.2 Supporting paragraph 6.11 within Policy ED2 states that employment sites in and around the Rugby urban area is the priority location as employment land should be close enough to residential development to allow good access for the resident work force in the Borough, without unduly impacting on residential amenity. It also ensures employment development will be directed towards previously developed land as a priority.
- 2.3 Policy TC1 in the Local Plan seeks to ensure that any changes improve the town centre adding to its vitality and vibrancy, whilst retaining or enhancing important characteristics. The Council will seek to ensure that proposals are compatible with the scale, nature and character of the town centre.
- 2.4 Policy TC3 in the Local Plan states that the Council will permit business development within the wider town centre (areas outside of the Primary Shopping Area) provided that it does not harm the retail function and character of the Primary Shopping Area and harm the vitality and viability of the Primary Shopping Area. A flexible approach will be taken within the Town Centre Boundary where the proposal is not within the Primary Shopping Area, Primary Shopping Frontage or Secondary Shopping Frontage area where a greater mix of town centre uses will be encouraged. The diversity of uses increases the vitality of the town centre by creating a vibrant mix of activity.
- 2.5 The site is situated within the Town Centre Boundary but not within the Primary Shopping Area, Primary Shopping Frontage or Secondary Shopping Frontage area. Policies ED2 and TC3 state that offices within this location of Rugby Town Centre are acceptable. The use on the site will continue to not harm: the retail function, the character, the vitality and viability of the Primary Shopping Area.

2.6 In regards to Policy TC1, the application is for the continuation of the current use rather than for new development/external alterations. Therefore, the site will retain its site-specific characteristics and the scale, nature and character of the site will not change. Given that the sites character and design will not change the proposal will not have an adverse impact on the town centre.

2.7 It is considered that the application is in accordance with Policies ED2, TC1 and TC3 of the Local Plan.

3. Design and Appearance:

3.1 The proposal is for a further temporary change of use on the site. The existing buildings on site will not be altered externally and therefore the appearance of the site will remain the same in the streetscene.

3.2 The site has operated with the proposed use for approximately the last six years. The character of the area will therefore not be adversely impacted by this proposal.

4. Impact on Residential Amenity and Hours of Use

4.1 Policy SDC1 in 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 Section 12, paragraph 130 (f) of the NPPF states decisions should ensure developments provide a high standard of amenity for existing and future users.

4.3 The requested hours of opening for the site were provided on the application form. These hours were 07:00 to 18:00 on a Monday to Friday and 09:00 to 13:00 on a Saturday. The site will not be open on a Sunday and Bank Holidays.

4.4 The previous application forms stated the site would be open 08:00 to 18:00 on a Monday to Friday and the same opening hours as above on a Saturday.

4.5 Environmental Health were consulted and were concerned that opening before 08:00 on weekdays could have an adverse impact on the amenity of the area. Environmental Health therefore recommended an hours of operation condition that states that the site must only operate between 08:00 – 18:00 Monday to Friday, 09:00 – 13:00 Saturday and not to open on Sundays and Public Holidays unless for emergency purposes.

4.6 It is considered that the opening hours as restricted by the proposed condition is appropriate and will therefore mean the amenities of the nearby residential properties are not adversely impacted and will be protected. It is noted that one objection was raised relating to the storage containers on site which will be addressed in the other matters section of the report.

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

5. Highway Safety and Parking Facilities

- 5.1 Policy D2 in the Local Plan states that the provision of car parking needs to be carefully balanced to ensure that sufficient provision is made to meet needs. Less provision may be needed where there is good public transport provision, easy access to shops and services and opportunities for walking and cycling which in turn promotes healthier lifestyles. Achieving this balance is crucial as failure to provide sufficient parking can lead to indiscriminate parking that not only looks unattractive but can be unsafe or lead to neighbour disputes.
- 5.2 There is no change in the number of vehicle spaces provided on site from the previous applications. 30 vehicle spaces are to be retained on the areas of existing hardstanding. The site is located within the high access zone. Given the floorspace of the buildings on the site and the requirement for 1 space per 60 square metres, it is calculated that at least 17 spaces are required. These spaces will provide parking for the office staff and for Council vehicles to undertake the function of the Property Repairs Service.
- 5.3 Access to the site will still be via the existing dropped kerb point on Albert Street. Occasionally access will be required from the existing access point on Albert Square.
- 5.4 The Highway Authority raised no objection to the application and so were satisfied that the proposal would not have a detrimental impact on highway operation and safety.
- 5.5 It is considered that the application is in accordance with Policy D2 of the Local Plan.

6. Air Quality

- 6.1 Policy HS5 states that any development within the Air Quality Management Area that generates new floorspace must achieve or exceed air quality neutral standards or address the impacts of poor air quality by mitigating their effects. The Council seeks to reduce air pollution in order to contribute to achieving national air quality objectives.
- 6.2 The development is within the Air Quality Management Area. However, the application is to extend the temporary change of use on the site and no new floorspace will be created. No mitigation is therefore required according to the Air Quality Supplementary Planning Document.
- 6.3 This application is therefore considered to be in accordance with Policy HS5 of the Local Plan.

7. Other Matters

- 7.1 Officers have advised the applicant to enter into discussions with the Hanover Gardens Resident Management Committee to discuss with a view to resolve the issue regarding the containers on the site.
- 7.2 It has also been brought to the applicant's attention that should the containers still be needed and taking into consideration the longevity of the use to date a more permanent

solution needs to be considered. It has been advised that this can be done under a separate planning application, however should a separate application be received for the retention of the containers in their current location it is unlikely this this will be looked upon favourably by Officers. An appropriate solution is being considered.

7.3 As this application is for the temporary change of use of the land and not for the retention of the shipping containers, a condition cannot be attached to remove these containers. It is however considered that the hours of opening condition attached to the permission will protect the amenities of nearby properties.

8. Planning Balance and Conclusion

8.1 The extension of the temporary change of use from a car sales forecourt, car workshop and car sales office (Use Class Sui Generis) to office with associated car parking, storage and distribution (Use Class E) for a period of three years will not have a significant impact on the amenities of the neighbouring properties. The use is appropriate in this location and it will not have an adverse impact on the vitality and viability of the Primary Shopping Area. The temporary change of use will enable the site to be occupied and will continue to provide employment opportunities to the area. There are no highway or parking concerns that would have an impact on the safety and operation of the highway.

8.2 The application is therefore considered to be in accordance with the NPPF and policies in the Local Plan.

Recommendation

Approval subject to conditions

DRAFT DECISION

REFERENCE NO:

R21/1076

DATE APPLICATION VALID:

22-Oct-2021

APPLICANT:

Mr David Collins, Rugby Borough Council Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR

AGENT:

Chloe Britton, Rugby Borough Council Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR

ADDRESS OF DEVELOPMENT:

Victoria House, 50, Albert Street, Rugby, CV21 2RH

APPLICATION DESCRIPTION:

Extension of temporary Permission R18/1478 for a further three years for a temporary change of use from car sales forecourt, car workshop and car sales office (Use Class Sui Generis) to

office with associated car parking, storage and distribution (Use Class E) for a period of three years

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

This permission shall be for a period expiring on 13th January 2025, on or before which date the site shall be cleared and land re-instated to its former use unless further permission of the Local Planning Authority has first been obtained.

REASON 1:

The submission sought permission for and was assessed on the basis of a temporary period of 3 years and any period longer would require a further assessment.

CONDITION 2:

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Application form received by the Local Planning Authority on 22nd October 2021.

Site location plan received by the Local Planning Authority on 22nd October 2021.

Proposed areas of use plan received by the Local Planning Authority on 22nd October 2021.

Supporting document received by the Local Planning Authority on 22nd October 2021.

REASON 2:

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

CONDITION 3:

The site shall be used for Use Class E with ancillary car parking, storage and distribution as set out in the approved documents and for no other purposes in the Town & Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification.

REASON 3:

In the interests of the amenities of the locality.

CONDITION 4:

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the site unless for emergency purposes should only operate between the following times between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 Saturdays. The site shall not open on Sundays and Public Holidays.

REASON 4:

To protect the amenity of nearby properties.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 18 November 2021 to 8 December 2021
Name of Committee:	Planning Committee
Date of Meeting:	12 January 2022
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey Search and Systems Officer 01788 533774, daniel.mcgahey@rugby.gov.uk
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): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
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 - 12 January 2022

Delegated Decisions - 18 November 2021 to 8 December 2021

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 12 January 2022

Subject Matter: Delegated Decisions - 18 November 2021 to 8 December 2021

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 CHIEF OFFICER FOR GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 18/11/2021 To 08/12/2021

APPENDIX 1

Delegated

8 Weeks PA Applications

Applications Refused

R21/0794 8 Weeks PA Refusal 24/11/2021	HOME FARM, MAIN STREET, BRANDON, COVENTRY, CV8 3HW	Proposed new dwelling and garage, detached garage, and formation of a new highway access
---	--	---

R21/0914 8 Weeks PA Refusal 03/12/2021	LAND TO REAR OF 23, LUTTERWORTH ROAD, PAILTON, RUGBY, CV23 0QE	Demolition of existing ancillary buildings and erection of a new single storey dwelling, detached garage and associated parking
---	--	--

R21/0969 8 Weeks PA Refusal 03/12/2021	1, CYPRESS ROAD, RUGBY, CV21 1SA	Previously there was a brick wall at the back of the property. This has been replaced with a fence which has been moved out to the edge of the property boundary. Fence is in keeping with the style of the rest of the estate. A gate has also been added to provide access at the side of the garden.
---	-------------------------------------	---

Applications Approved

R21/0583 8 Weeks PA Approval	RAILWAY HOUSE, FOSSE WAY, STRETTON UNDER FOSSE, RUGBY, CV23 0PU	Demolition of existing structures and erection of an agricultural building
------------------------------------	---	--

Delegated

8 Weeks PA Applications

Applications Approved

19/11/2021

<p>R21/0649 8 Weeks PA Approval 19/11/2021</p>	<p>40, HIGH STREET, RYTON-ON-DUNSMORE, COVENTRY, CV8 3FH</p>	<p>Erection of 2 story side extension, providing ground floor WC and increased space for utility, 1st floor bathroom and storage space</p>
--	--	--

<p>R21/0791 8 Weeks PA Approval 19/11/2021</p>	<p>MATER ECCLESIAE CONVENT, STREET ASHTON HOUSE, WITHYBROOK ROAD, STREET ASHTON, RUGBY, CV23 0PJ</p>	<p>Change of Use from a Convent (Use Class: C2) to a Women's Refuge (Use Class: Sui generis)</p>
--	--	--

<p>R21/0057 8 Weeks PA Approval 23/11/2021</p>	<p>157, ADDISON ROAD, RUGBY, CV22 7HB</p>	<p>Erection of dwelling on land adjacent to 157 Addison Road.</p>
--	---	---

<p>R21/0485 8 Weeks PA Approval 24/11/2021</p>	<p>39, HILLARY ROAD, RUGBY, CV22 6EU</p>	<p>PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION TO DWELLING</p>
--	--	---

<p>R21/0579 8 Weeks PA Approval 24/11/2021</p>	<p>THE RUSTICS, WOLDS LANE, WOLVEY, HINCKLEY, LE10 3LL</p>	<p>Two storey and single storey front extension, single storey rear extension and alterations to dwelling house including the increase of ridge height</p>
--	--	--

Delegated

8 Weeks PA Applications Applications Approved

<p>R21/0580 8 Weeks PA Approval 24/11/2021</p>	<p>WINDMILL HOUSE 46 WOLDS LANE WOLVEY HINCKLEY LE10 3LL</p>	<p>Two storey side extension with a front bay window and alterations to dwelling house</p>
--	--	--

<p>R21/0935 8 Weeks PA Approval 24/11/2021</p>	<p>7, LODGE ROAD, RUGBY, CV21 2TF</p>	<p>Erection of a single story rear extension</p>
--	---	--

<p>R21/0949 8 Weeks PA Approval 24/11/2021</p>	<p>THE MOTTE, ELL LANE, BRINKLOW, RUGBY, CV23 0LP</p>	<p>This application seeks to dismantle an existing outbuilding and erect a new brick-built garage containing a floor plan of 5.64 x 5.34m with a total height of 4.550m. The location of the garage will be the same as the previously approved application located in the corner on the site. The groundwork for the original application commenced in 2017, with this application is to vary the materials and design.</p>
--	---	--

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

Delegated

8 Weeks PA Applications Applications Approved

R21/0980 8 Weeks PA Approval 24/11/2021	DORIC HOUSE, MAIN STREET, EASENHALL, RUGBY, CV23 0JA	associated internal alterations
R20/0932 8 Weeks PA Approval 25/11/2021	Land Adj to, 24 BAWNMORE ROAD, BILTON, RUGBY, CV22 7QL	Demolition of existing electrical substation and erection of 1 No. new build dwelling (re-submission of previously approved application R17/0484)
R21/0898 8 Weeks PA Approval 25/11/2021	238, HILLMORTON ROAD, RUGBY, CV22 5BG	Two storey side and single storey rear extension
R21/0932 8 Weeks PA Approval 25/11/2021	FIELD HOUSE FARM, BROADWELL LANE, BROADWELL, RUGBY, CV23 8HP	Change of use of a section of land outside the curtilage of the property, erection of a 4 bay stable block and new horse ménage within the grounds of Field House Farm.
R21/0978 8 Weeks PA Approval 25/11/2021	ASH HOUSE, POPPY CLOSE, BRINKLOW, CV23 0PY	Retrospective application for resurfacing the hardstanding areas surrounding Ash House. The original surface has been removed but the new surface has

Delegated

8 Weeks PA Applications Applications Approved

not yet been put down. The applicant was made aware that under the planning permission for the house permitted development rights had been removed under condition 3 hence the requirement for this application.

R21/1059
8 Weeks PA
Approval
25/11/2021

DUNSMORE LODGE,
LILBOURNE ROAD, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0BB

Proposed single storey link extension & alterations to existing house - resubmission of previously approved application R20/0130 and R21/0303

R21/0295
8 Weeks PA
Approval
26/11/2021

48, STEEPING ROAD, LONG
LAWFORD, RUGBY, CV23 9SG

Demolition of rear conservatory and side garage and erection of proposed side two storey extension, rear dormer window, front porch and loft windows

R21/0964
8 Weeks PA
Approval
29/11/2021

62, LIME TREE AVENUE,
RUGBY, CV22 7QT

Erection of a Two-storey front extension and entrance hall with Internal remodelling.

R21/1002
8 Weeks PA
Approval
29/11/2021

SPICERS WOOD, COVENTRY
ROAD, PAILTON, RUGBY, CV23
0QA

Demolition of existing dwelling and outbuildings, and erection of a replacement dwelling and detached garage (resubmission).

Delegated

8 Weeks PA Applications Applications Approved

R21/0438 8 Weeks PA Approval 30/11/2021	9, MAIN STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BH	Erection of a detached dwelling (Re-submission of previous application ref: R17-1653)
R21/0549 8 Weeks PA Approval 30/11/2021	48, BROCKHURST LANE, MONKS KIRBY, RUGBY, CV23 0RA	Installation of oak frame gazebo to rear garden and extension of an outbuilding to provide workshop and home office space
R21/0850 8 Weeks PA Approval 30/11/2021	13, GENTIAN WAY, RUGBY, CV23 0XH	PROPOSED 2 STOREY SIDE EXTENSION TO DWELLING TO CREATE AN ANNEX AND NEW DETACHED DOUBLE GARAGE
R21/0957 8 Weeks PA Approval 30/11/2021	42, LIME TREE AVENUE, RUGBY, CV22 7QT	Erection of a rear Garden Room
R21/0762 8 Weeks PA Approval 01/12/2021	CABIN, LANNYS LAGOON, FOSSE WAY, STRETTON UNDER FOSSE, RUGBY, CV23 0PP	Change of use from site warden accommodation to holiday rental.

Delegated

8 Weeks PA Applications Applications Approved

R21/0851 8 Weeks PA Approval 01/12/2021	79, MANOR ROAD, RUGBY, CV21 2TQ	Conversion of 3 bedroom house into 7 rooms 7 person HMO Including flat roof dormer extension
R21/0891 8 Weeks PA Approval 01/12/2021	164, LAWFORD ROAD, RUGBY, CV21 2HL	Change of use from retail and office space to Body Art (tattoo) Studio (Sui Generis) and takeaway serving hot drinks
R21/0903 8 Weeks PA Approval 01/12/2021	248, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2BD	Rear extension to property extending out by 5.2m containing an eaves height of 2.9m with a total height of 3.7m to provide an open plan kitchen diner. The proposal also seeks to add a garden room containing a floor plan of 6m x 6.3m containing an eaves height of 2.7m and a total height of 4m.
R21/0959 8 Weeks PA Approval 02/12/2021	220, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2BD (land to the rear of)	Variation of condition 2 of R18/0976 - replace 2no. roof lights with dormer window, relocate east elevation window and widen proposed dwelling by 2.25 cm

Delegated

8 Weeks PA Applications Applications Approved

R21/0987 8 Weeks PA Approval 02/12/2021	ROSEMARY COTTAGE, HEATH LANE, BRINKLOW, RUGBY, CV23 0NX	Erection of a single storey extension
R21/0672 8 Weeks PA Approval 03/12/2021	21, Rugby Road, Dunchurch, Rugby, CV22 6PG	Erection of a single storey side and rear extension.
R21/0982 8 Weeks PA Approval 03/12/2021	12, LABURNUM GROVE, RUGBY, CV22 7QB	PROPOSED SECOND STOREY SIDE EXTENSION
R21/1019 8 Weeks PA Approval 03/12/2021	UNIT 8, EUROPARK, WATLING STREET, NEWTON, RUGBY, CV23 0AL	Change of use of existing under croft area (below existing first floor offices), from B2 use class, to use class E (g)(i)
R21/0835 8 Weeks PA Approval 06/12/2021	THE HAYLOFT, COVENTRY ROAD, RUGBY, CV23 9JP	Demolition of dilapidated barns and proposed single storey replacement. Single storey glazed link.
R21/0908		

Delegated

8 Weeks PA Applications

Applications Approved

8 Weeks PA
Approval
06/12/2021

THE WHITE HOUSE,
GRANDBOROUGH ROAD,
GRANDBOROUGH, RUGBY,
CV23 8DB

Construction of garage and garden store with ancillary accommodation above. Replace and relocate entrance gates with winged boundary walls.

R21/0605
8 Weeks PA
Approval
07/12/2021

81, SIDNEY ROAD, RUGBY,
CV22 5LD

Proposed porch, double storey side extension and single storey rear extension

R21/0688
8 Weeks PA
Approval
07/12/2021

7, MURRAY ROAD, RUGBY,
CV21 3JN

Erection of a single storey rear and side extension, including relocating the existing rear access stairs to create a (family related) residential annexe

R21/0777
8 Weeks PA
Approval
07/12/2021

UNIT 17, WEBB ELLIS
INDUSTRIAL ESTATE,
WOODSIDE PARK, RUGBY,
CV21 2NP

Change of Use from Class F.1 to Class E, with ancillary storage.

R21/0694
8 Weeks PA
Approval
08/12/2021

20 High Street, Rugby, CV21
3BG

Installation of a retractable awning on the shop front to protect stocks in the display window from sun damage. This

Delegated

8 Weeks PA Applications Applications Approved

awning will be red throughout with small white lettering on its valance. The proposed size will be 4000mm wide and will protrude by 2000mm from the shop frontage. The valance will then overhang by 200mm. At night or when the shop is closed, the awning will not be extended and will be rolled in the cassette.

R21/0886
8 Weeks PA
Approval
08/12/2021

3, CHARLES LAKIN CLOSE,
SHILTON, COVENTRY, CV7
9LB

Single & two storey rear
extensions

R21/0927
8 Weeks PA
Approval
08/12/2021

1, GLENFERN GARDENS,
OXFORD ROAD, RYTON-ON-
DUNSMORE, COVENTRY, CV8
3EA

Front extension and re-roofing of
property (amendment to
previously approved application
R21/0317). Erection of detached
garage/garden store. Hard
surface treatments to front.

R21/0947
8 Weeks PA
Approval
08/12/2021

92, Coton Road, Rugby, CV21
4LN

Erection of single storey rear
extension

Delegated

Discharge of Conditions

Applications Approved

R18/0830	76 BUCHANAN ROAD, BILTON, RUGBY, CV22 6AZ	Erection of a 2.5 storey apartment block to provide 8 (no) 1 bedroom apartments; with associated parking.
18/11/2021		
R20/0585	NEWNHAM LODGE FARM, NEWNHAM PADDOX, MONKS KIRBY, RUGBY, CV23 0RX	Demolition of outbuildings, erection of two storey rear extension, single storey side extension (permitted development), covered walkways and partial conversion of existing barn
18/11/2021		
R20/0331	STANLEY VILLA, LIVINGSTONE AVENUE, LONG LAWFORD, RUGBY, CV23 9BU	Erection of one detached dwelling and associated works.
23/11/2021		
R20/0331	STANLEY VILLA, LIVINGSTONE AVENUE, LONG LAWFORD, RUGBY, CV23 9BU	Erection of one detached dwelling and associated works.
29/11/2021		
R19/1419	WEBB ELLIS INDUSTRIAL ESTATE, WOODSIDE PARK, RUGBY, CV21 2NP	Erection of 12 no. new build apartments comprising 4 no. 1-bed and 8 no. 2-bed flats.
30/11/2021		

Delegated

Discharge of Conditions Applications Approved

R21/0298	MILLHOLME PARC FARM, LAND TO THE SOUTH OF FLECKNOE ROAD, FLECKNOE ROAD, BROADWELL, RUGBY, CV23 8BA	Erection of a temporary rural workers dwelling for a period of three years
08/12/2021		

Listed Building Consent Applications Applications Approved

R21/0752	CROFT FIELD, MAIN STREET, HARBOROUGH MAGNA, RUGBY, CV23 0HS	Listed Building Consent for the erection of an oak framed orangery with lean-to extension for bathroom and store
Listed Building Consent Approval 24/11/2021		

Major Applications Applications Approved

R21/0701	LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL	Variation of condition 1 of R21/0268 - to make amendments including altered housetypes to plot 207, reconfiguration/repositioning of plots 206-209 & 249. (Erection of 333 dwellings, associated access, infrastructure
Major Application Approval of Reserved Matters 23/11/2021		

Delegated

Major Applications Applications Approved

and landscaping, Approval of Reserved Matters relating to R13/2102).

R21/1020
Major Application
Approval
30/11/2021

SHERWOOD FARM, RUGBY
ROAD, BINLEY WOODS,
COVENTRY, CV3 2BE

S73 application for the variation/removal of conditions 2 and 22 of planning permission R18/2076- Demolition of existing buildings, change of use of pasture land to domestic residential curtilage to serve Sherwood Farm and the erection of 80 dwellings with associated access, infrastructure works and public open space.

Non Material Amendment Applications Applications Approved

R19/0743
Non-Material
Amendment agreed
23/11/2021

25 Bilton Lane, Dunchurch, CV22
6PZ

Erection of double storey side extension, single storey front extension and provision of fencing along boundary.

Prior Approval Applications

Delegated

Prior Approval Applications

Prior Approval Applications

R21/1141 Land off Calcutt Lane, Stockton,
Agriculture Prior CV47 8HA
Approval
Not Required
23/11/2021

Prior approval for erection of an agricultural storage building.

R21/1101 4, Rowan Close, Binley Woods,
Prior Approval Coventry, CV3 2JX
Extension
Not Required
06/12/2021

Prior Approval application for a larger home extension. This proposal will see an additional increase to the original rear extension in order to form a total enlargement of 4.45m from the rear elevation of the original property. This will contain an eaves height of 3m on a flat pitched roof with a total height of 4m.

R21/1102 5, Manor Estate, Wolston,
Prior Approval Coventry, CV8 3GT
Extension
Not Required
06/12/2021

Prior approval application for a single storey rear extension to the property measuring out by 4m with an eaves height of 2.85m and a total height of 3.3m

R21/1064 10, Lyndhurst Road, Rugby,
Prior Approval CV21 4HL
Extension
Not Required
08/12/2021

PAX - Single storey rear extension with gable end pitched roof.

Delegated

Prior Approval Applications

Prior Approval Applications

R21/1180
Agriculture Prior
Approval
Not Required
08/12/2021

MOBBS WOOD COTTAGE,
BRINKLOW ROAD, ANSTY,
COVENTRY, CV7 9JN

Prior approval for the erection of
an extension to an existing
agricultural building.
