



3 September 2021

PLANNING COMMITTEE - 15 SEPTEMBER 2021

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 15 September 2021 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 18 August 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 – 29 July 2021 to 25 August 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 – 15 September 2021

Report of the Executive Director

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

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R21/0376	Disused Telephone Exchange, Coventry Road, Pailton, Rugby, CV23 0QB Conversion of disused building to single dwellinghouse.	3

Reference: R21/0376

Site Address: Disused Telephone Exchange, Coventry Road, Pailton, Rugby, CV23 0QB.

Description: Conversion of disused building to single dwellinghouse.

Recommendation: Approval subject to conditions and informatives.

Introduction

This application has been brought to Planning Committee for consideration at the request of Councillor Gillias, due to concerns relating to the following matters:

1. Green Belt
2. Sustainability
3. Amenity
4. Intensification of access use.

Description of site

The application site is located outside of any designated village boundary and is sited with the West Midlands Green Belt outside of the village of Pailton towards the west of the Borough. The building lies at the western entrance to the village, outside the village envelope and outside the highway calming bollard. Being in full view of the road, it forms the first part of the village, visible to all people entering on the B4027 Coventry Road.

The old telephone exchange building is presented in red brick with concrete roof tiles with a large opening to the front elevation. There are limited existing windows with a domestic sized door to the eastern elevation. The building has been derelict for some time and all the telecommunication apparatus has been removed. The structure encompasses an approximate width of 3.75m for a depth of 11.60m and in forming a pitched roof reaches a height of 2.85m to the eaves and 4.95m to the ridge.

Access is provided directly from the highway, across the grass verge and pedestrian footpath. There is an existing wide drop-kerb, the access from the highway being well established for British Telecommunication vehicles to attend the exchange.

The eastern boundary is formed by an unmanaged hedge, whereas the northern and western boundaries are formed by deteriorating timber post and rail fencing. The concrete hardstanding at the front of the building is becoming overgrown with vegetation and vegetative detritus.

The overall appearance of the building is one of abandonment, which can be considered to impact upon the setting and initial appearance at the entry to the village.

With regards to the surrounding area there is a sporadic arrangement with fields surrounding the building on all facades. Pailton Ex Service and Social Club is located 45m away to the east, before the Village of Pailton and its subsequent ribbon development is delivered.

Description of proposals

The application seeks full planning permission for the conversion of the disused building to a single dwellinghouse. As per the conversion there is to be a minimal increase in the height of the building per se (circa 400mm), however the roof space is to be increased in providing a gambrel style roof.

The conversion makes full use of the existing structure with limited additional features which is restricted to adding two windows to the western elevation and providing reasonable living accommodation by adding a

gambrel roof with dormer windows and rooflights to both sides. Of note, the dormer windows on the eastern elevation are to be dummy windows in a bid to match those features on the opposite elevation with appropriate high level rooflights facing eastwards. Extensive floor to ceiling glazing is to be provided to the front with the aid of utilising the existing opening and extending upwards infilled with fenestration, whilst to the rear, ground and first floor windows are to be installed.

All structural and external features are to be integrated into the conversion and the building made safe, to comply with building regulations and insulation requirements. The proposed building layout will comprise a kitchen/dining/living area and cloak/utility room on the ground floor; and two bedrooms and a bathroom at first floor level. Those aspects of the building which need replacing will be constructed using matching facing brickwork and concrete roof tiles in a bid to look sympathetic with the existing structure.

The access will not be altered and is already provided for given that the site used to be visited regularly by engineers from British Telecom. There is an existing drop-kerb in the highway boundary; a tarmac apron leads from the highway edge to the concrete hand-standing in front of the building. Upon this area to the front there is space for the parking of two vehicles.

Due to the limited plot size in which the building lies there limited space to provide external accommodation as this would sprawl onto surrounding fields constituting inappropriate development. However, small strips of land are included within the ownership either side of the building.

Planning History

No relevant history.

Relevant Planning Policies

Rugby Borough Local Plan 2011-2031, June 2019

Policy GP2: Settlement Hierarchy.

Policy GP3: Previously Developed Land and Conversions.

Policy HS5: Traffic Generation and Air Quality.

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets.

Policy SDC1: Sustainable Design.

Policy SDC2: Landscaping

Policy SDC4: Sustainable Buildings.

Policy SDC9: Broadband and Mobile Internet

Policy D1: Transport

Policy D2: Parking Facilities.

Supplementary Planning Documents – 2012

Sustainable Design and Construction – SPD Residential Design Guide.

National Planning Policy Framework, 2021 (NPPF)

Section 12: Achieving well-designed places.

Section 13: Protecting Green Belt land.

Section 15: Conserving and enhancing the natural environment.

Technical consultation responses

WCC Fire and Rescue

No objection subject to informative.

WCC Ecology

No objection subject to conditions and informatives following submission of ecological report.

WCC Highways

No objection

RBC Works Services

No objection confirming they are happy with the proposed plans, as there is plenty of room to present the bins kerbside.

RBC Arboricultural Officer

No objection subject to implementation of landscaping scheme.

Third party comments

Neighbours – Four objection letters were received with the following issues raised:

- *The site is located almost on the chicane, on entry to the village and this would create a hazardous situation for any vehicle entering the property and could seriously obstruct vehicles proceeding in either direction through the chicane.*
- *The whole site, adjacent to the now defunct Ex Service Mans Club, needs careful thought, in order to present an acceptable entrance to the village. It could be open to all kinds of land misuse, if this planning application is allowed and further development takes place in the area near the old exchange.*
- *Additionally, if the property is intended to be a family home, it would be a dangerous property to bring up young children, due to the limited access, and being so close to the road.*
- *Whilst there has been an access and egress survey carried out this is purely based on the site dimensions. The close proximity of the entry point to the traffic calming chicane raises a number of concerns. The proposed development is for a 2 bedroom property. Potentially this could mean 4 vehicles residing on the driveway, this would negate the assessment of driving onto the property, executing a three-point turn and then exiting in a forward manner.*
- *Since the introduction of the traffic calming chicane there have been a number of accidents directly outside the property, the proposed development would increase the likelihood of an RTA. There is no room for visitors to the property to park their cars and there is no nearby on street parking available. Currently there is evidence on the traffic calming chicanes of damaged caused by motor vehicles riding over the kerbs, access into and out of the site will only increase the likelihood of RTA's and chicane damage.*
- *Concern over the exit from parking into the traffic calming measure. It is likely this would be reversing due to the small width of the hard standing. The ongoing issues with speeding which are getting worse would potentially cause a dangerous accident.*
- *I am concerned that there is no safe parking for visitors, contractors, refuse collectors, delivery vehicles etc. noting that if they parked on the road, the location is close to the brow of a hill, close to a bend and most importantly, immediately next to the chicane with its associated Give Way line. Furthermore, there is a well established history of vehicles colliding with the chicane.*
- *It should also be noted that the chicane was installed many years after telecom engineers' vans would have accessed the site (as referred to by Countryside Planning Services' letter of 15/4/2021).*

Councillors – Revel and Binley Woods Ward Councillor Gillias objected to the scheme based on the below:

In view of local concerns, I request that R21/0376 be called into committee and to include a site visit. Reasons being

1. *Greenbelt*
2. *Sustainability*
3. *Amenity*
4. *Intensification of access use.*

The above was expanded on in an email to the case officer as shown below:

There are concerns, which are positively detrimental to highway safety. The site visit will make this apparent.

- *The Green Belt issues are that the proposal should have no greater impact than the existing. Clearly the building used to house old telephone switching mechanisms up to c1970, no second floor and 2 small windows (the last vehicles that drove in when in use, was the old dark green Morris 1000 GPO vans and that was only very occasional, if there was a fault) and then lay unused for decades until the*

very recent activities. In those days traffic was very different, no Magna Park traffic, no school run traffic, no large tractors and machines, no HGV.

- *The proposal is thought likely to create new impacts of vehicles driving in and out at the dangerous 'give way' point, impact of deliveries (these drivers stop and park to suit themselves, regardless of the likely danger of other road users), wheelie bin collections, visitors etc at busy traffic periods, school runs and shift change at Magna Park, 3 times per day. It is the 4th or 5th lot of bollards that has been replaced following accidents and speeding traffic through the chicane.*
- *The proposals will leave little or no amenity space outside, including for safe child play, storage, etc.*
- *To erect gates would reduce any possible parking, turning area, as they would need to open inward to avoid obstructing the footway. Concerned residents would like to see evidence that an estate car is able to turn around and drive out forward and how will it be enforced should a 2nd or 3rd car attempts to park?*
- *Sustainability is centred around access to services which will all need to be done by car.*
- *I believe the local farmer has been approached to sell some land to provide more space and possible new access point.*

Pailton Parish Council raised the following comments to the scheme:

- *The Parish Council discussed the above application at the meeting held 28th June 2021. Concerns were raised on the scale provided. The access raises concerns as is directly in line with the give way signage on the Coventry Road and subsequent chicane. The Parish Council are happy with the change of use applied for.*

The above was expanded on in an email to the case officer as shown below:

- *I have been approached by a group of residents live in the area directly surrounding this site, they are extremely uncomfortable formally & publicly objecting to this application but have asked me to register their feelings with you. They strongly object to the application. They feel the site access is too close to the chicane & will increase pressure on an already over-worked stretch of road.*
- *They also feel the plans submitted do not represent the size of the site itself which raises concerns about the viability of the proposed property as a residence.*

Assessment of proposals

The main considerations in respect of this application are the principle of development and its impact on the openness of the Green Belt; the character and design of the proposal and the impact upon the qualities, character, and amenity of the area; impact on the amenities of neighbouring properties, impact on protected species, highway safety and parking facilities; impact on air quality; and all other relevant matters.

1. Principle of Development and Impact on the openness of the Green Belt

1.1 The application site lies within the West Midlands Green Belt and out of any defined settlement boundary. Policy GP2 of the Local Plan provides clear a sequential approach to directing proposals towards the most sustainable locations within the Borough, principally the urban area of Rugby. It goes on to state that the location and scale of development must comply with the settlement hierarchy to ensure that the most sustainable locations are considered ahead of those further down the hierarchy implying that new development in such locations will be resisted, unless if permitted by national policy.

1.2 In the respect of National Policy, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open with the essential characteristics of such land being their openness and their permanence. It states that all development should be considered inappropriate within the Green Belt unless the proposal complies with certain exceptions.

- 1.3 The NPPF is clear in that new buildings in the Green Belt should be regarded as inappropriate unless they fall under one of the exceptions listed. Exceptions include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. The proposal seeks to extend an existing building within the Green Belt and as such the main issue for consideration is whether the proposal would constitute a disproportionate addition to the size of the original building. There is no definition of 'disproportionate' in either Policy GP2 of the Local Plan or the NPPF. Therefore, assessing proportionality is primarily an objective test based on size. In this instance, the Council's starting point is to work with a maximum 30% increase on the original building size, to limit any excessive additions. Thereafter the Council will consider whether there are any site specific matters which would merit deviation from this maximum 30%
- 1.4 In backing up the above reasoning, the working practice in which planning officers at RBC work to in defining the size of a building extension as being a proportionate addition would be to look at site circumstances to assess what is there currently, and comparing it to the size of the proposals, and seeing, as a matter of fact and degree, what the difference is.
- 1.5 It is noted that the footprint of the building will not increase with the additional volume being provided through the introduction of the gambrel roof and associated dormer windows. It was confirmed by the agent that the existing building constitutes 134 cubic metres with the proposed building constituting 156 cubic metres, thus an additional 22 cubic metres being created. This represents a 16.42% increase. Whilst the officer does not have the exact workings to hand, there is confidence that the subsequent calculations are accurate.
- 1.6 Taking the above into consideration it is considered that the proposal would not have a greater impact upon the openness and permanence of the Green Belt whilst on balance is not considered to represent disproportionate additions over and above the original building. This subsequently complies with policy GP2 of the Local Plan and section 13 of the NPPF in not constituting inappropriate development which is, by definition harmful to the Green Belt.
- 1.7 In referring to the sustainability matters raised, as the proposals are seen to comply with national policy on Green Belt and specifically paragraph 149 criterion d. in not representing disproportionate additions over and above the original building, then quantifying sustainability would carry very limited weight as a new building is not being constructed.
- 1.8 In going forward, to preserve the openness and permanence of the Green Belt character, permitted development rights that come within classes A, B, C, D, E, F, G and H of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are to be removed; and any development that comes within these classes must obtain consent from the Local Planning Authority. Nevertheless, given the constraints of the site, limited development would be possible. **CONDITION 4**

2. Qualities, Character and Amenity of the Area

- 2.1 Section 12 of the NPPF emphasises the importance of good design stating 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. This is reinforced in Policy SDC1 which states 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, whilst aiming to add to the overall quality of the areas in which they are situated.
- 2.2 The proposed design respects the existing structure through its character and its prominent location through a careful design which transforms a dilapidated building into an attractive building frontage which can act as a focal point when entering the village of Pailton. The building will clearly be more striking than the existing, however, this is seen to provide a positive influx

- 2.3 Whilst a gambrel roof goes against the grain of the existing structure and what can be seen locally, the design on balance is considered to be acceptable given the rundown state and how the building is to be restored to a productive use.
- 2.4 The vantage points from other perspectives will not change drastically and will not disrupt the rural location.
- 2.5 As already stated, the materials used are to match those already existing on the main dwelling ensuring a satisfactory external appearance besides the dormer windows which are to be constructed using Stonewold roof tiling with lead cheeks which are considered acceptable in this rural location. **CONDITION 3**
- 2.6 Policy SDC2 of the Local Plan states that new development should main and, where possible, extend the landscape network of a settlement by taking advantage of existing features and creating new features which are appropriate to the location.
- 2.7 RBC Arboricultural Officer was consulted as part of the process and confirmed that whilst the existing site contains some sporadic native hedging around the site perimeter to the existing building. It is generally in poor/overgrown condition and does not encompass the full boundary (to north, east and west).
- 2.8 It is therefore recommended that subject to planning permissions being granted that a new mixed species hedgerow is incorporated to the north east and western boundaries and maintained at a height of 1.5m. A recommended hedge planting specification has been agreed with the applicant and will be secured by an appropriate condition. **CONDITION 15**
- 2.9 Given that the property will relate to the immediate and wider area as stated above no detrimental impacts will be presented on the visual amenity of the locality. This therefore complies with Policy SDC1 of the Local Plan and Section 12 the NPPF.

3. Impact on Residential Amenity

- 3.1 In terms of residential amenity in relation to the planning application, Policy SDC1 ensures that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 3.2 The site is in an isolated located with the nearest residential property located more than 120 metres away from the application site. This is considered to be sufficient separation distance to ensure that there will be no adverse impact on the residential amenities of any neighbouring properties and would therefore comply with the relevant part of Policy SDC1 of the Local Plan.
- 3.3 Nevertheless, to safeguard the amenities of the occupants and any potential neighbouring properties in the near future, conditions are to be attached to any permission granted which will restrict the installation of any side facing windows on all aspects, as well as ensuring the relevant windows/doors serving bathroom/toilet areas are obscure glazed. This will alleviate any overlooking or privacy concerns. **CONDITIONS 6 & 7**
- 3.4 When discussing amenity space in line with Councillor comments there are no RBC garden space standards with which to assess upon. Thus, there is no obligation to provide amenity space. However, even when taking account of the parking/manoeuvring area and narrow strips of land either side. The site still does benefit from areas of external amenity space that an occupant could sit outside in or have a small planting area or have a washing line for example, so it is not devoid of outside space. It can also be considered to have more outdoors amenity space then a one or two bed flat would have. Therefore, on this basis alone is considered acceptable.

4. Biodiversity

- 4.1 Policy NE1 looks at delivering a net gain in biodiversity. WCC Ecology were consulted as part of the proposals and due to the location of the building and nature of the proposals which will have a

significant impact on the main roof space, it is recommended that a Preliminary Ecological Appraisal (PEA) for bats and nesting birds is undertaken by a suitably qualified ecologist prior to determination. Further to this, if the PEA identifies the need for further surveys, these should also be submitted prior to determination as in accordance with the ODMP Circular (2005/06).

- 4.2 Following the submission of the ecological report, WCC Ecology are in agreement that survey has been carried out in line with current guidelines and therefore have some confidence in the findings.
- 4.3 As a result of the initial survey, the building was considered to have low potential to support roosting bats and in line with BCT Guidelines, one dusk emergence survey was undertaken. The activity survey and subsequent report concluded that the building has negligible suitability to support roosting bats and recommends no further surveys are carried out. WCC Ecology are in agreement with this.
- 4.4 Due to the lack of evidence of any bats or bat activity, WCC Ecology agree with the conclusion of the report that the proposed works are unlikely to have an effect on bats in the short term. However, as they can still be subsequently found roosting in buildings where survey work has failed to find any evidence, and where access for bats does not appear apparent, it is recommended that a bat note is attached to any approval granted. This highlights the associated risks given to these protected species.
- 4.5 During the survey, a disused swallow nest site was observed in the building. Timing of works should be scheduled to avoid the nesting bird season and works should stop immediately if an active nest is found. WCC Ecology have therefore recommended that the nesting bird timings/supervision option condition is attached to any permissions granted to ensure that protected species are not harmed by the development as nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). **CONDITION 12**
- 4.6 The proposals represent a loss of opportunity for these species and as such WCC Ecology have recommended a bird box scheme condition is attached to any permissions granted for continued biodiversity provision. Swallows are difficult to mitigate for as they require nesting provision inside a building and the proposals do not appear to offer scope for swallow nest provision. **CONDITION 13**
- 4.7 With regards to other matters, it is also recommended that the applicant uses the development as an opportunity to enhance the site for biodiversity in line with NPPF and ODPM Circular 2005/06. Suggestions are made in the biodiversity enhancement note.
- 4.8 Subject to this the impact on protected species is considered acceptable in accordance with Policy NE1 of the Local Plan.

5. Highway Safety and Parking Facilities

- 5.1 Policy D1 of the Local Plan states that smaller scale development must also be accompanied by a Transport Statement which should address various conditions of which relevant to this application are 'whether safe and suitable access to the site can be achieved.'
- 5.2 It is understood that traffic along Coventry Road (B4027) which is the main thoroughfare through the village will be travelling at a maximum of 30mph or less from the village, as the speed-limited area almost adjoins the site entrance. Traffic entering the village will be doing a similar speed, as the speed restriction bollard will force them to slow down or, indeed, stop, to give way to on-coming traffic leaving the village.
- 5.3 Concerns were raised by local residents and councillors regarding the application site in close proximity to the traffic calming chicane. The concerns went on to criticise the limited space for entering and exiting the site and how this may be more frequent given the intended residential use.
- 5.4 A technical note was submitted alongside the application which concluded that *"the site benefits from good visibility on egress from the site, which can be performed in a forward gear following a simple turning*

manoeuvre within it. The Officers' request for swept path analysis has been fulfilled and therefore we consider there is no highways reason to preclude the application for change of use to residential.”

- 5.5 WCC Highways have raised no objection to the proposals as the conversion will utilise the existing access which originally served the telephone exchange building. They have confirmed that due to the change of speed at the speed reduction bollard chicane, in which vehicles are travelling at less than 50mph, it would be unfair to apply a visibility splay of an 'x' distance of 2.4 metres and 'y' distances of 160 metres given for a road of 50mph. Subsequently, with the hedgerow trimmed back and maintained (as advised in supporting documentation) a visibility splay of 100metres from 2.4 metres can be achieved. This would be more than sufficient for the approaching traffic.
- 5.6 Moreover, whilst the access has limited space, the applicant has demonstrated that a vehicle can enter in a forward facing gear, turn around and exit in a forward facing gear. The Highway Authority do not envisage the proposed being detrimental to the adjoining highway.
- 5.7 Further to WCC Highways consultation response, the Ward Councillor critiqued the comments exercising the fact that not all the issues that affect safety have been taken into consideration. For example, what happens when traffic is queuing at the give way junction and the resident wishes to turn right into parking area and has vehicles behind.
- 5.8 WCC Highway responded to this and other concerns stating that as the access to the proposed development is existing, it is very difficult to show evidence that a change of use would generate a safety concern, especially when the original use was for commercial vehicles such as BT vans. With the speed reduction facility in its current position, vehicles will be moving at slow speeds and so little weight can be attributed to this.
- 5.9 Further comments from the Ward Councillor advised that the last access to this building was circa 1970 and has been virtually disused since. Whereas the traffic calming measure was installed in 2003, and the access was not used at the time the chicanes and road markings were installed, so has no history of safe use.
- 5.10 It is understood that as the road calming feature was constructed after the access to the telephone exchange, there would have been consideration for the future use of the property. Especially as the property has a commercial use and can be used regularly by large commercial vehicles without consent. WCC Highways have confirmed that a road safety audit has not been requested, taking into consideration the property use and the proposed use being less intensive due to smaller vehicles accessing the property. As such, the position of the access allows for good intervisibility and there is sufficient space for a car to pass by if a vehicle was blocking the property access. Consequently, as there are little to no concerns, there are no safety grounds to sustain an objection from their perspective.
- 5.11 In terms of the parking, the application site will provide two parking spaces to the front of the conversion which are ample requirements for a dwelling of its size. On this basis, the application is compliant with the various parking requirements set out within Policy D2 and Appendix 5 of the Local Plan.

6. Air Quality

- 6.1 To further safeguard and minimise pollution to reduce carbon footprint, Policy HS5 applies to any development proposal that generates new floorspace within the Air Quality Management Zone. For developments in this location, proposals must achieve or exceed air quality neutral standards, or address the impacts of air quality which include using appropriate abatement technologies.
- 6.2 Whilst this application site does not fall within this designated area, the LPA are minded to suggest that air quality neutral provisions are put in place. An informative will be attached to any permission granted which relates to such mitigation to help with the carbon footprint of the dwelling. These include the installation of

ultra-low emission boilers (<40mg/kWh), increased tree planting/landscaping, solar thermal panels, and the incorporation of electric vehicle charging points on any car parking.

6.3 This meets the expectations of Policy HS5 of the Local Plan which encourages dealing with air quality impacts.

7. Other Matters

7.1 *Land Contamination* - RBC Environmental Health were consulted and offer no objection to the proposed development subject to an appropriate land contamination condition being attached to any permissions granted. **CONDITION 14**

7.2 The proposed change of land use introduces new, more sensitive receptors to the development. It is noted on historic maps available to the Council from 1951-1980 and 1955 that a structure is shown on this development site and prior to this time it was farmland. Map layers dated as 1955 and earlier (1881-1890, 1900-1906, 1883-1889) show a pond or similar feature approximately 20m to the east, though has been filled in on the 1951-1980 layer. The front driveway appears from the application photographs to be hard surfaced with some cracking. Although there is a relatively limited area of land to the sides of the development this could still be used as garden.

7.3 Taking the above into account and the length of time that the site was in use for non-domestic activities, there is the potential for the land to be subject to contamination. RBC Environmental Health have considered the guidance within the NPPF (paragraphs 174, 183 and 184) in addition to Land Contamination: Risk Management 5th June 2019 updated 23rd December 2019 and consider it consistent and appropriate to recommend a contaminated land assessment be undertaken, comprising a minimum of desktop study and site reconnaissance, in order to determine whether a remediation strategy is required.

7.4 RBC Environmental Health have also requested that informatives relating to asbestos and impacts from existing activities are included. The first relates to an appropriate asbestos survey being undertaken prior to any demolition, redevelopment or refurbishment works taking place; and the latter relates to the adjacent arable and livestock (pig) farmland and potential disturbances from noise, dust, odour, vibration and light associated with farming practices.

7.5 *Sustainable Buildings* - Policy SDC4 of the Local Plan states that all new residential dwellings (including conversions as is the case here) shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable. A relevant condition will secure that this is implemented. **CONDITION 11**

7.6 Subject to the above being implemented, the proposals are considered to be compliant with the relevant part of Policy SDC4 in which paragraph 10.25 states that "The Council will require new development to meet mandatory building regulations, including in relation to energy efficiency."

7.7 *Broadband and Mobile Internet* - Policy SDC9 of the Local Plan advises that all developers are expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Rugby Borough. This is to ensure that the appropriate service is available to those who need it.

7.8 Given the edge of the village location with residential properties nearby, such services are likely to obtainable and accessible. Nevertheless, a relevant condition is to be attached to secure that these provisions are put in place for future occupiers. **CONDITION 10**

8. Conclusion

- 8.1 On planning balance, the proposals are considered to not represent significant disproportionate additions upon the original build. This considers the overall impact upon the openness of the Green Belt to be negligible as the built form is contained within a similar footprint to what already exists.
- 8.2 In addition, the nature of the proposal is considered to respect the scale and character of the surrounding area by bringing a dilapidated building back to life, whilst not adversely affecting the amenities of any nearby properties, nor impacting upon protected species, and not providing any detrimental impact to highway safety. This has a neutral effect in the planning balance as there are not considered to be significant impacts. Other matters have also been considered and to safeguard development have been secured by way of conditions.
- 8.3 The application therefore complies with the relevant policies set out within the Rugby Borough Local Plan (2011-2031) and the relevant sections of the National Planning Policy Framework (2021) and is therefore recommended for approval subject to conditions.

9. Recommendation

- 9.1 Planning application R21/0376 is recommended to be granted approval subject to the conditions and informatives set out in the draft decision notice appended to this report.

DRAFT DECISION

REFERENCE NO:

R21/0376

DATE APPLICATION VALID:

10-Jun-2021

APPLICANT:

Mr Albert Connors Pigeon Sheds, Wallace Drive, Groby, Leicester, LE60 0GQ.

AGENT:

Mr Chris Stratton, Countryside Planning Services Ltd, 17 Rogers Way, Warwick, CV34 6PY.

ADDRESS OF DEVELOPMENT:

DISUSED TELEPHONE EXCHANGE, COVENTRY ROAD, PAILTON, RUGBY, CV23 0QB.

APPLICATION DESCRIPTION:

Conversion of disused building to single dwellinghouse.

CONDITIONS, REASONS AND INFORMATIVES:**CONDITION 1:**

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

REASON:

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 not be carried out other than in accordance with the:

- Application forms
- Design and access statement - Conversion of existing redundant telephone exchange to residential accommodation - The Old Telephone Exchange, Coventry Road, Pailton, Nr. Rugby, Warwickshire, CV23 0QB (Countryside Planning Services Ltd – Dated: March 2021)
- Site location plan at a scale of 1:1250
- Existing plans (Drg No's. 2021 - 1656 - 2 and 2021 - 1656 - 3)
- Amended proposed plans (Drg No's. 2021 - 1656 - 7B and 2021 - 1656 - 9A)
- Existing and proposed sections (Drg No. 2021 - 1656 - 10)
- Technical Note - Access Appraisal - Former Telephone Exchange, Coventry Road, Pailton, Warwickshire (Cole Easdon Consultants - Project No. 7873/01 - Dated: March 2021)

All the above received by the Council on 10th June 2021.

-Preliminary ecological appraisal (PEA) incl. Bat Survey – Disused Telephone Exchange, Coventry Road, Pailton, CV23 0QB (Wildlife Consultants Ltd - Grid Ref: SK467820 - Ref: WCL/PEA/24721 – Dated: 26th July 2021) received by the Council on 28th July 2021.

-Amended proposed plans (Drg No. 2021 - 1656 - 4C) received by the Council on 31st August 2021.

REASON:
For the avoidance of doubt.

CONDITION 3:
The facing materials to be used on the external walls and roof shall be of the same type, colour and texture as those used on the existing building.

REASON:
To ensure a satisfactory external appearance.

CONDITION 4:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A, B, C, D, E, F, G, and H of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:
In the interest of visual and residential amenity and to control development that may impact upon the openness of the Green Belt and the purposes of including land within the Green Belt.

CONDITION 5:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority.

REASON:
In the interest of visual amenity and to control development that may impact upon the openness of the Green Belt and the purposes of including land within the Green Belt.

CONDITION 6:
Other than those shown on the approved plans, no new windows/rooflights shall be formed in any elevation/roofslope of the proposed development, unless non-material variations are agreed in writing with the Local Planning Authority.

REASON:
In the interest of residential amenity.

CONDITION 7:
The windows/doors to be formed in the side and rear elevations serving the cloaks/utility space on the ground floor and the bathroom on the first floor of the proposed development shall not be glazed or reglazed other than with obscure glass.

REASON:
To protect the residential amenity of neighbouring properties.

CONDITION 8:
The residential curtilage as outlined in red and indicated on site location plan and as shown on Drg No. 2021-1656-3 both received by the Council on 10th June 2021 shall be retained in perpetuity and shall not be altered or revised in any form.

REASON:

To define the permission, in the interest of visual amenity in this rural locality and to prevent inappropriate development in the Green Belt.

CONDITION 9:

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

REASON:

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

CONDITION 10:

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

REASON:

To provide broadband connectivity for future occupiers.

CONDITION 11:

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

REASON:

In the interests of sustainability and water efficiency.

CONDITION 12:

The development hereby permitted shall either:

1. Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds or;
2. Not commence until a qualified ecologist has been appointed by the applicant to inspect the building for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by the ecologist. A written report from the appointed ecologist detailing the findings of this survey or documented evidence to show that works were carried out between October to February inclusive must be submitted to and approved in writing by the Local Planning Authority.

REASON:

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

CONDITION 13:

No part of the development hereby permitted shall be commenced until a scheme for the provision of suitable nesting provision for swallows to be erected within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the nesting provision shall be installed and maintained in perpetuity in accordance with the approved scheme.

REASON:

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

CONDITION 14:

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

(a) An investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be subject to approval in writing by the local planning authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to approval in writing by the local planning authority. The report of the findings shall include:

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

(ii) an assessment of the potential risks to human health, existing or proposed property and buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; and

(iii) an appraisal of remedial options, and proposal of the preferred option(s) to be conducted in accordance with UK Government and the Environment Agency's Land Contamination Risk Management (LCRM) 8th October 2020.

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

(c) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared and subject to approval in writing by the local planning authority.

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

REASON:

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 15:

The landscaping scheme must include a new mixed species hedgerow incorporated to the north east and western boundaries and maintained at a height of 1.5m. The specification for the new mixed species hedgerow must include:

- 50% Hawthorn (*Crataegus monogyna*). Either container grown or bare root transplants 60-90cm high.
- 10% Holly (*Ilex aquifolium*). 3 litre container grown, 45-60cm high.
- 10% Dogwood (*Cornus sanguinea*). Either container grown or bare root transplants 60-90cm high.
- 10% Field Maple (*Acer campestre*). Either container grown or bare root transplants 60-90cm high.
- 10% Dog Rose (*Rosa canina*). Either container grown or bare root transplants 60-90cm high.
- 10% Hazel (*Corylus avellana*). Either container grown or bare root transplants 60-90cm high.

All planting for the new mixed species hedgerow must consist of a double staggered row at 450mm spacings containing a random mix of the following species.

REASON:

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

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:

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore, if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It should also be noted that as bats are a mobile species and can move into a property with potential access at any time. A further survey may be required if the works are not undertaken within two years. Bats and roosts are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000, and The Conservation of Habitat and Species Regulations 2017 (as amended).

INFORMATIVE 3:

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

INFORMATIVE 4:

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

INFORMATIVE 5:

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 6:

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

INFORMATIVE 7:

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

INFORMATIVE 8:

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.

STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraph 38 of the NPPF.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 29 July 2021 to 25 August 2021
Name of Committee:	Planning Committee
Date of Meeting:	15 September 2021
Report Director:	Executive Director
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
Summary:	The report lists the decisions taken by the Executive Director 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 - 15 September 2021

Delegated Decisions - 29 July 2021 to 25 August 2021

Public Report of the Executive Director

Recommendation

The report be noted.

Name of Meeting: Planning Committee
Date of Meeting: 15 September 2021
Subject Matter: Delegated Decisions - 29 July 2021 to 25 August 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 EXECUTIVE DIRECTOR UNDER DELEGATED POWERS

Report Run From 29/07/2021 To 25/08/2021

APPENDIX

Delegated

8 Weeks PA Applications

Applications Refused

R21/0518
8 Weeks PA
Refusal
16/08/2021

IVY HOUSE, MAIN STREET,
FRANKTON, RUGBY, CV23 9PB

Proposed extensions and alterations to existing dwelling (Resubmission of previously approved scheme R20/0520 dated 15/01/2021 to include various external alterations).

R21/0369
8 Weeks PA
Refusal
17/08/2021

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

Alterations to existing dwelling including raising the roof.

R21/0409
8 Weeks PA
Refusal
17/08/2021

14, GLEBE CRESCENT,
RUGBY, CV21 2HG

Single storey side and rear extension to create an integral garage and a larger kitchen extension.

Applications Approved

R21/0141
8 Weeks PA
Approval
29/07/2021

THE WHITE HOUSE, CHURCH
STREET, CHURCHOVER,
RUGBY, CV23 0EW

CONVERSION AND
EXTENSION OF EXISTING
GARAGE AND ANCILLARY
BUILDING TO FORM
SEPARATE DWELLING , AND
FORMATION OF NEW SITE

Delegated

8 Weeks PA Applications Applications Approved

ACCESS.

R21/0446
8 Weeks PA
Approval
29/07/2021

22, LANGTON ROAD, RUGBY,
CV21 3UA

PROPOSED PART TWO
STOREY PART SINGLE
STOREY REAR EXTENSION,
FIRST FLOOR SIDE
EXTENSION, PORCH AND
ALTERATIONS TO
DWELLINGHOUSE

R21/0548
8 Weeks PA
Approval
29/07/2021

MARSTON MILL FARM,
PRIORY ROAD, WOLSTON,
COVENTRY, CV8 3FX

The demolition of an existing lean-
to and construction of single
storey side and rear extensions

R20/1041
8 Weeks PA
Approval
30/07/2021

GREEN MEADOW, TOP ROAD,
BARNACLE, COVENTRY, CV7
9FS

Erection of stable building and
hay barn, together with the laying
of hardstanding (retrospective).

R21/0539
8 Weeks PA
Approval
30/07/2021

8, STANFORD WAY, RUGBY,
CV22 7ZR

Change of use of land to
residential garden and erection of
boundary wall

R20/0979
8 Weeks PA
Approval

83 , Oxford Street, Rugby, CV21
3NE

New infill dwelling

Delegated

8 Weeks PA Applications

Applications Approved

02/08/2021

R21/0519 8 Weeks PA Approval 02/08/2021	88, MAIN STREET, WOLSTON, COVENTRY, CV8 3HP	Proposed single-storey rear extension to the existing house to provide additional accommodation.
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R21/0715 8 Weeks PA Approval 02/08/2021	92, MAGNET LANE, RUGBY, CV22 7NJ	Erection of front porch to dwelling house.
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R21/0316 8 Weeks PA Approval 03/08/2021	THE OLD VICARAGE, 16, HOSKYN CLOSE, RUGBY, CV21 4LA	Erection of new dwelling land adjacent to 16 Hoskyn Close
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R21/0380 8 Weeks PA Approval 03/08/2021	SUITE 1 AND SUITE 2, COURTYARD BARNES, BUCKWELL LANE, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BJ	Conversion of an office facility to a one bed bedroom apartment
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R21/0556 8 Weeks PA Approval 04/08/2021	41, SCHOOL LANE, STRETTON- ON-DUNSMORE, RUGBY, CV23 9ND	Demolition of existing single storey side/rear structure to be replaced with single storey wrap around extension.
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Delegated

8 Weeks PA Applications Applications Approved

R21/0639 8 Weeks PA Approval 04/08/2021	DUNSMORE KENNEL AND CATTERY, 248, LONDON ROAD, STRETTON-ON- DUNSMORE, RUGBY, CV23 9HX	Erection of new automated gates and widened access/egress to driveway
R21/0374 8 Weeks PA Approval 05/08/2021	SMEATON PADDOCKS, SMEATON LANE, STRETTON UNDER FOSSE, RUGBY, CV23 0PS	Change of use from a day room to a dwelling suitable for use by a disabled person, with no external alterations.
R21/0377 8 Weeks PA Approval 05/08/2021	HOME FARM, HILLMORTON LANE, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BL	Erection of single storey annexe to rear of dwellinghouse.
R21/0487 8 Weeks PA Approval 05/08/2021	2, HENRY STREET, RUGBY, CV21 2QA	Alterations to external openings, internal remodelling of theatre and associated works.
R21/0050 8 Weeks PA Approval 06/08/2021	COOMBE ABBEY COUNTRY PARK, BRINKLOW ROAD, COOMBE FIELDS, COVENTRY, CV3 2AB	Resurfacing of main car park

Delegated

8 Weeks PA Applications Applications Approved

R21/0107 8 Weeks PA Approval 06/08/2021	RUGBY THORNFIELD OUTDOOR BOWLS CLUB, BRUCE WILLIAMS WAY, RUGBY, CV22 5LJ	Erection of a single storey flat roof extension
R21/0350 8 Weeks PA Approval 06/08/2021	20, BILTON LANE, DUNCHURCH, RUGBY, CV22 6PZ	Two storey extension at the side and front, extended porch, re- roof.
R21/0426 8 Weeks PA Approval 06/08/2021	177, LOWER HILLMORTON ROAD, RUGBY, CV21 3TR	Erection of a two storey side extension
R21/0643 8 Weeks PA Approval 06/08/2021	Pavilion, Binley Woods Recreation Ground, Craven Avenue, Binley Woods	Use of existing building as cafe in addition to existing uses of pavilion
R21/0385 8 Weeks PA Approval 09/08/2021	VICTORIA, MAIN STREET, BRANDON, COVENTRY, CV8 3HW	Loft conversion along with a new roof structure and dormer on the rear elevation. Proposed new windows on front and rear elevations. Erection of new porch with roof lights to existing flat roof.

Delegated

8 Weeks PA Applications Applications Approved

R21/0431 8 Weeks PA Approval 09/08/2021	9, SOMERS ROAD, RUGBY	Demolition of existing front conservatory to be replaced with front extension serving additional office space along with the creation of a new main entrance and goods-in doors.
R21/0457 8 Weeks PA Approval 09/08/2021	23, CHURCH ROAD, SHILTON, COVENTRY, CV7 9HX	Proposed single storey rear extension to property.
R21/0749 8 Weeks PA Approval 09/08/2021	3, COPPER BEECH MEWS, BEECH DRIVE, RUGBY, CV22 7ZW	Resubmission of previously approved application R21/0015 for a new build garage. This resubmission proposes to amend the previously approved roof design from dual pitched to mono pitched.
R21/0365 8 Weeks PA Approval 10/08/2021	13, PYTCHLEY ROAD, RUGBY, CV22 5NE	Erection of New annex at the rear of garden, New front wrap around cover roof and the existing front Bow window enlargement.
R21/0665 8 Weeks PA Approval	THE LAURELS, MAIN STREET, HARBOROUGH MAGNA, RUGBY, CV23 0HS	Retrospective permission for the erection of a front boundary wall

Delegated

8 Weeks PA Applications

Applications Approved

10/08/2021

<p>R21/0191 8 Weeks PA Approval 11/08/2021</p>	<p>35, NORTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BN</p>	<p>Oak framed open fronted double car port on the drive of 35 North Road. Roof will be of tiled construction to match the front of the house Oak fronted frame - NO doors</p>
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<p>R21/0270 8 Weeks PA Approval 11/08/2021</p>	<p>93, CRICK ROAD, RUGBY, CV21 4DZ</p>	<p>Proposed dropped kerb and off- road parking</p>
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<p>R21/0411 8 Weeks PA Approval 11/08/2021</p>	<p>SHERWOOD FARM, 47, LONDON ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9JB</p>	<p>Erection of a replacement dwelling</p>
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<p>R21/0541 8 Weeks PA Approval 11/08/2021</p>	<p>37, MAIN STREET, RUGBY, CV21 1HH</p>	<p>insulating render on front fascia only of property - cream in colour and 70mm thick. Side to adjacent property (35 main street) to be left as is; bare brick.</p>
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<p>R21/0668 8 Weeks PA Approval</p>	<p>3, TENE CLOSE, RUGBY, CV22 7ZA</p>	<p>Proposed single and two storey side extension</p>
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Delegated

8 Weeks PA Applications Applications Approved

11/08/2021

R21/0671
8 Weeks PA
Approval
11/08/2021

BILTON SILVER BAND,
WINWICK PLACE, RUGBY,
CV22 7JR

Erection of side extension to existing band hall to provide additional storage space (Resubmission of previously approved schemes R15/0278 and R18/0884).

R21/0687
8 Weeks PA
Approval
11/08/2021

RYTON ORGANIC GARDENS,
WOLSTON LANE, RYTON-ON-
DUNSMORE, COVENTRY, CV8
3LG

Change of use of part of the Reception Building from uses in association with Garden Organic to offices (Use Class E (g)(i)).

R20/1058
8 Weeks PA
Approval
12/08/2021

TREGENNA, COVENTRY
ROAD, WOLVEY, HINCKLEY,
LE10 3LD

Erection of a two storey rear extension with additional single storey rear extension, loft conversion, alterations to front porch, internal alterations and creation of granny annex from existing garage and extension to garage.

R21/0606
8 Weeks PA
Approval
12/08/2021

MANOR FARM BARNES,
DAVENTRY ROAD,
WOOLSCOTT, RUGBY, CV23
8AH

Proposed single-storey rear extension to property.

Delegated

8 Weeks PA Applications Applications Approved

R21/0623 8 Weeks PA Approval 12/08/2021	20, Eastlands Place, Rugby, CV21 3RS	Erection of single storey rear extension connecting to existing garage.
R21/0634 8 Weeks PA Approval 12/08/2021	38, Orchard Way, Rugby, CV22 7PS	Addition of dormer to existing loft space, single storey rear extension and further internal renovations.
R21/0686 8 Weeks PA Approval 12/08/2021	17, FELLOWS WAY, RUGBY, CV21 4JP	Proposed single storey side and rear extension and partial conversion of existing garage
R21/0367 8 Weeks PA Approval 13/08/2021	THE MAVERICK, BILTON FIELDS FARM LANE, RUGBY, CV22 6RU	Proposed residential dwelling adjacent to The Maverick together with outbuilding to provide garaging for The Maverick, alterations to design approved under R19/1252 dated 23rd January 2020.
R21/0504 8 Weeks PA Approval 13/08/2021	11, WHITTLE CLOSE, RUGBY, CV22 6JR	Demolition of existing shed / workshop / outbuildings and erection of a single storey rear extension

Delegated

8 Weeks PA Applications Applications Approved

R21/0534 8 Weeks PA Approval 16/08/2021	104, DUNCHURCH ROAD, RUGBY, CV22 6AF	Existing single storey rear extension to have a flat roof first floor addition.
R21/0297 8 Weeks PA Approval 18/08/2021	11, WOODLANDS ROAD, BINLEY WOODS, COVENTRY, CV3 2DA	Converting current garage into a utility room and bathroom
R21/0396 8 Weeks PA Approval 18/08/2021	61, Main Street, Long Lawford, Rugby, CV23 9AZ	Replacement ground floor and additional first floor rear extensions.
R21/0626 8 Weeks PA Approval 18/08/2021	105, OVERSLADE LANE, RUGBY, CV22 6EE	Single and first floor extension to the rear of the dwelling.
R21/0636 8 Weeks PA Approval 18/08/2021	11 , Fenwick Drive, Hillmorton, Rugby, CV21 4PQ	Part single storey, part two storey rear extension to property.
		Erection of a two storey rear

Delegated

8 Weeks PA Applications Applications Approved

R21/0405 8 Weeks PA Approval 19/08/2021	1, MANOR COTTAGES, BIRDINGBURY ROAD, LEAMINGTON HASTINGS, RUGBY, CV23 8EB	extension
R21/0788 8 Weeks PA Approval 19/08/2021	55, RESERVOIR ROAD, RUGBY, CV21 1BW	Re-submission of previously approved application R21/0423. This new application seeks approval for the erection of the double storey side extension only, with the removal of the previously approved rear extension element.
R21/0177 8 Weeks PA Approval 20/08/2021	2, HEATHER ROAD, BINLEY WOODS, COVENTRY, CV3 2DE	Demolition of existing bungalow with replacement single detached dwelling
R21/0323 8 Weeks PA Approval 20/08/2021	WILLOW BARN, CAWSTON OLD FARM BARNS, WHITEFRIARS DRIVE, RUGBY, CV22 7QR	Erection of outbuilding for the purpose of a covered seating area.
R21/0464 8 Weeks PA Approval 20/08/2021	1, HOWARD CLOSE, DUNCHURCH, RUGBY, CV22 6PU	Re-submission of R19/1280 for erection of two storey side and single storey rear extensions and single storey front extension.

Delegated

8 Weeks PA Applications Applications Approved

R21/0584 8 Weeks PA Approval 20/08/2021	11, RUPERT BROOKE ROAD, RUGBY, CV22 6HQ	Proposed two storey side extension (demolition of existing garage and rear extension) and single storey rear extension (resubmission of previously approved application R20/0855)
R21/0624 8 Weeks PA Approval 20/08/2021	244, HIGH TREES, DUNCHURCH ROAD, RUGBY, CV22 6HS	Demolition of existing conservatory and erection of single storey rear extension to property.
R21/0723 8 Weeks PA Approval 20/08/2021	114, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AX	Extension & Alterations to create a first floor within the roof void, a new feature entrance and a single storey rear & side extension with alterations to the driveway.
R21/0443 8 Weeks PA Approval 23/08/2021	Telecommunications Site 21677/RUG024, Draycote Reservoir Severn Trent Water, Thurlaston, Rugby, CV23 8AE	Removal of monopole with antennas and equipment cabinets to be replaced with a 20m high monopole accommodating 9no antennas with 8no equipment cabinets and associated ancillary works thereto

Delegated

8 Weeks PA Applications Applications Approved

R21/0521 8 Weeks PA Approval 23/08/2021	THE OLD FORGE, MAIN STREET, STRETTON UNDER FOSSE, RUGBY, CV23 0PF	Erection of garden shed.
R21/0576 8 Weeks PA Approval 23/08/2021	44, MALVERN AVENUE, RUGBY, CV22 5JW	Single storey rear extension
R21/0654 8 Weeks PA Approval 23/08/2021	23, RUGBY ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DE	Erection of a four bed dorma style Single Dwelling located within land owned by 23 Rugby Road along with the provision of 3 parking spaces.
R21/0660 8 Weeks PA Approval 23/08/2021	Shared Access Driveway between, Yew Tree Farmhouse, Betteridge Barn and Lower Barn, 34 A+B, Brookside, Stretton-on- Dunsmore, Rugby, CV23 9LY	New automatic vehicle gate & pedestrian gate across shared access driveway.
R21/0813 8 Weeks PA Approval 23/08/2021	RYTON ORGANIC GARDENS, WOLSTON LANE, RYTON ON DUNSMORE, COVENTRY, CV8 3LG	Change of use of the Redland Building from uses in association with Garden Organic to offices (Use Class E (g)(i)).

Delegated

8 Weeks PA Applications

Applications Approved

R21/0436 8 Weeks PA Approval 24/08/2021	47, AVENUE ROAD, RUGBY, CV21 2JN	Conversion of existing dwelling into 1no. 2 bed flats and 1no. 1 bed flat
R21/0551 8 Weeks PA Approval 24/08/2021	21, MILL FARM CLOSE, DUNCHURCH, RUGBY, CV22 6QL	Erection of a Single storey rear extension and erection of 1st floor side extension above existing garage.
R21/0769 8 Weeks PA Approval 24/08/2021	STATION HOUSE, BOURTON LANE, FRANKTON, RUGBY, CV23 9QP	Installation of a sewage treatment plant to replace a cess pit (retrospective).

Certificate of Lawfulness Applications

Applications Approved

R21/0577 Certificate of Lawfulness Approval 09/08/2021	DRAYCOTE REACH, BOURTON LANE, FRANKTON, RUGBY, CV23 9QP	Certificate of Lawful Development for the erection of side roof dormer extension with the addition of velux rooflights.
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27, VERNON AVENUE, RUGBY,

Delegated

Certificate of Lawfulness Applications Applications Approved

CV22 5HL

R21/0586
Certificate of
Lawfulness
Approval
09/08/2021

Erection of a rear roof dormer
extension with the addition of
three rooflights to the front roof
slope.

R21/0604
Certificate of
Lawfulness
Approval
11/08/2021

8, HART CLOSE, RUGBY, CV21
3TP

Lawful Development Certificate
for loft conversion from a hip roof
to gable end along with a rear
dormer window.

R21/0724
Certificate of
Lawfulness
Approval
19/08/2021

HOME FARM, MAIN STREET,
WILLOUGHBY, RUGBY, CV23
8BH

Certificate of Lawfulness for
confirmation works commenced
in line with time limit conditions
extended due to Covid-19, in
reference to application
R17/1084.

R21/0653
Certificate of
Lawfulness
Approval
23/08/2021

2, DURRELL DRIVE, RUGBY,
CV22 7GW

Certificate of lawfulness for a
proposed single storey rear
extension

Discharge of Conditions

Delegated

Discharge of Conditions

Applications Approved

R19/0777	AVON MILL INN, 104, NEWBOLD ROAD, RUGBY, RUGBY, CV21 1DH	Demolition of existing Public House and erection of coffee shop with drive through facility.
06/08/2021		

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.
17/08/2021		

Major Applications

Applications Approved

R21/0495	LAWRENCE SHERIFF SCHOOL, CLIFTON ROAD, RUGBY, CV21 3AG	Variation of condition 2 attached to R20/0889 - Demolition of combined garage and store building and erection of a two- storey science block (1,575m2 GIA) with external courtyard, replacement car parking, associated landscaping and related works in conjunction with the planned increase in the capacity of the school from 4 forms of entry (960 children) to 5 forms of entry (1,170 children).
Major Application Approval 12/08/2021		

R19/0091	ANSTY PARK, PILOT WAY, ANSTY, COVENTRY, CV7 9JU	
Major Application		

Delegated

Major Applications

Applications Approved

Approval of Reserved
Matters
16/08/2021

Erection of three storey building falling within Use Class B1 and associated car park, landscaping, enclosures and infrastructure (application for approval of reserved matters relating to appearance, landscaping, layout and scale against outline planning permission R09/0035/MEIA dated 15th May 2009)

R21/0425
Major Application
Approval
24/08/2021

LAND AT STREETFIELDS
FARM, WATLING STREET,
CHURCHOVER,
LUTTERWORTH, LE17 4HU

Removal/variation of condition 8 attached to R19/0259 -
Installation of a ground mounted solar farm comprising substations, transformers, electrical cabins, storage cabin, solar arrays, perimeter security fencing and gates, CCTV poles and cameras, internal access tracks and landscaping (amended layout)

Prior Approval Applications

Prior Approval Applications

Delegated

Prior Approval Applications

Prior Approval Applications

34, PLEXFIELD ROAD, RUGBY,
CV22 7EN

R21/0497
Prior Approval
Extension
Not Required
29/07/2021

Prior approval for erection of single storey rear extension projecting 5metres from the original rear elevation of the dwelling, 2.5metres to the eaves height, with a maximum height of 4metres.

R21/0778
Prior Approval change
of use
Withdrawn by
Applicant/Agent
02/08/2021

FERN FIELD, OXFORD ROAD,
RYTON-ON-DUNSMORE

Prior approval for change of use of Agricultural building to 1 no.dwellinghouse (Class Q)

R21/0024
Prior Approval
Extension
Not Required
03/08/2021

69, LUTTERWORTH ROAD,
BRINKLOW, RUGBY, CV23 0LL

Prior Approval Application for the erection of a single storey rear extension projecting 6.63 metres from the original rear elevation of the dwelling, 2.5 metres to the eaves height, with a maximum ridge height of 3.8 metres.

R21/0726
Prior Approval
Extension
Not Required
04/08/2021

41, Lawrence Road, Rugby,
CV21 3SA

Erection of a single storey rear extension (Larger Home Extension Prior Approval)

Delegated

Prior Approval Applications

Prior Approval Applications

30, Seabroke Avenue, Rugby,
CV22 7AR

R21/0729
Prior Approval
Extension
Not Required
04/08/2021

Erection of a single storey rear
extension (Larger Home
Extension Prior Approval)

R21/0763
Prior Approval change
of use
Required and Approved
09/08/2021

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

Agricultural Prior Approval for
change of use of agricultural
building to 4no. dwellings and
associated works.

R21/0704
Agriculture Prior
Approval
Not Required
11/08/2021

LAND ADJ. MANOR FARM,
LONDON ROAD, RYTON-ON-
DUNSMORE, COVENTRY, CV8
3EW

Agricultural Prior Approval for the
erection of a general purpose
agricultural building and a tractor
shed

R21/0782
Prior Approval
Extension
Not Required
25/08/2021

64, COVENTRY ROAD,
BRINKLOW, RUGBY, CV23 0NF

PROPOSED SINGLE STOREY
REAR EXTENSION (PRIOR
APPROVAL)