



12 April 2019

## PLANNING COMMITTEE - 24 APRIL 2019

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 24 April 2019 in the Council Chamber at the Town Hall, Rugby.

Adam Norburn  
Executive Director

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

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

## AGENDA

### PART 1 – PUBLIC BUSINESS

1. Minutes.  
To confirm the minutes of the meeting held on 3 April 2019.
2. Apologies.  
To receive apologies for absence from the meeting.
3. Declarations of Interest.  
To receive declarations of –
  - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
  - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

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

4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
6. Delegated Decisions – 7 March to 27 March 2019.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2018/19 – 14) are attached.

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

Councillors Mrs Simpson-Vince (Chairman), Mrs A'Barrow, Mrs Avis, Bearne, Brown, Butlin, Garcia, Gillias, Miss Lawrence, Lewis, Sandison and Srivastava.

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

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

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

**Planning Committee – 24 April 2019**

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

**Applications for Consideration**

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

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

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

There are no applications recommended for refusal to be considered.

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R18/1885	Land off Long Hassocks, Long Hassocks, Rugby, Warwickshire Erection of 60 dwellings including vehicular access from Long Hassocks and Snellsdale Road, open space, landscaping and associated infrastructure.	3
2	R19/0495	Ashlawn Corn Store, Ashlawn Road, Rugby, Warwickshire Erection of storage bays.	22

**Reference number: R18/1885**

**Site address: Land off Long Hassocks, Long Hassocks, Rugby, Warwickshire**

**Description: Erection of 60 dwellings including vehicular access from Long Hassocks and Snellsdale Road, open space, landscaping and associated infrastructure.**

**Case Officer Name & Number: Jo Orton – 01788 533549 and Chris Kingham – 01788 533629**

## **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 full planning permission for the erection of 60 new dwellings with associated access, open space, landscaping and infrastructure. The vehicular access to the site will be taken from Long Hassocks utilising a section of land between No. 44 and No. 51 Long Hassocks. A further access point will be taken from an existing access off Snellsdale Road linking the proposal with a development to the south of the application site.

There is an area of open space proposed which would be located to the south of the development with the access off Snellsdale Road running through. The area of open space incorporates a SUDs (0.5Ha) with marginal vegetation; flower rich semi-improved grassland; and woodland orchard.

The development provides for a mix of 1; 2; 3; 4 and 5 bedroom residential dwellings and flats all of which would be two storeys in height. Gable features, bay windows and porches are proposed to add interest to the development. Properties with side elevations which hold a prominent position within the street scene are proposed to be dual frontage.

### **Site and Surrounding Area**

The application site comprises approximately 2.1 hectares of former arable/farm land located within the countryside but immediately adjacent to the edge of the Rugby Urban Area. The site is bordered to the west by existing residential dwellings with the area to the south currently having the dwellings previously approved being implemented. To the north and east is agricultural land which is within the ownership of the applicant.

Ground levels within the application site generally fall within an easterly and southerly direction with their being undulation within the site and the wider area with field boundaries comprising a mixture of mature hedgerows and fencing.

### **Relevant Planning History**

R09/0188/MEIA – Use of land for residential development comprising a maximum of 165 dwellings with associated open space and infrastructure – Refused – 1<sup>st</sup> January 2009 – Appeal Allowed – 29<sup>th</sup> June 2010

R11/0014 – Submission of reserved matters comprising access, appearance, landscaping, layout and scale and discharge of related conditions nos. 4 (details of roads, footpaths etc.), 5 (foul and surface water drainage), 6 (parking), 7 (site boundaries treatment), 8 (levels), 10 (hard and soft landscaping), 12 (tree protection), 14 (materials) and 17 (acoustic ventilation) pursuant to outline planning permission ref. APP/E3715/A/09/2113178 (LPA ref. R09/0188/MEIA) dated 29 June 2010, for the erection of a maximum of 165 dwellings complete with associated open space and Infrastructure – Approved – 25<sup>th</sup> January 2012

R10/0905 – Use of land for residential development comprising a maximum of 110 dwellings and associated open space and infrastructure – Approved – 1<sup>st</sup> April 2015

R10/1708 – Use of land for residential development comprising a maximum of 40 dwellings and associated open space and infrastructure – Approved – 1<sup>st</sup> April 2015

R15/0803 – Erection of 110 dwellings with associated access, infrastructure, open space and landscaping (reserved matters application for outline permission R10/0905 approved on 1<sup>st</sup> April 2015) – Approved – 21<sup>st</sup> October 2015

R15/0814 – Erection of 35 dwellings with associated open space and infrastructure (reserved matters for planning approval R10/1708 approved on 1<sup>st</sup> April 2015) – Approved – 21<sup>st</sup> October 2015

### Technical Responses

Environment Agency	No comment
Natural England	No comment
NHS Property	No response
RBC Environmental Health	No objection subject to conditions
RBC Housing	No objection with comment
RBC Trees and Landscaping	No objection subject to conditions
RBC Works Services Unit	No objection with comment
Severn Trent Water	No objection subject to condition and informative
The Ramblers	No objection
UHCW NHS Trust	No objection subject to planning obligation
Warwickshire Fire and Rescue	No objection subject to condition
Warwickshire Police	No objection with comment
WCC Archaeology	No objection
WCC Ecology	No objection subject to conditions and planning obligations
WCC Flood Risk Management	No objection subject to condition
WCC Highways	No objection subject to conditions and planning obligations
WCC Infrastructure	No objection subject to planning obligations

### Third Party Responses (Original Plans and Reports)

Neighbours notified and a site and press notice have been posted. Six letters of objection has been received raising the following:

1. Dwellings and garden areas will be overlooked and cause increase in noise; disturbance and loss of light;
2. Due to the increase in properties to those previously identified there will be an increase in noise; traffic and disruption especially with the primary school up the road;
3. The estate is fast becoming unmanageable on an overcrowded development;
4. Access and parking to the site has been badly thought out and not enough provision has been made for egress on and off the estate;
5. Insufficient visitor parking planned within the development which will generate high levels of on street parking;
6. Developer has not communicated with the local residents who will be impacted by the proposal through the loss of front gardens and planting;
7. Where will the children go to school when the Rugby Free Primary and Avon Valley School are full;
8. Access to the development will be straight past my property removing the grassy area and privacy currently experienced;
9. Highway safety will be compromised with a straight road with no traffic calming measures in place and a significant increase in movements;
10. Cars and pedestrians will travel alongside the home how which will generate noise with the access road being feet away from the front window;
11. Planned bus route will create safety issues where vehicles currently park on the street causing damage which will be increased in adverse weather;
12. White road markings throughout the estate have faded and never re-painted causing issues within the estate;
13. Too many dwellings on a small plot and out of character with the surrounding executive housing;
14. Further strain is added to local amenities and makes no provision to support them in this plan with no doctors surgery;
15. Plan indicates the retention and enhancement of existing hedgerow on the site however some 200 metres has already been removed;

16. Removal of the trees would have an adverse impact on the wildlife habitat within the vicinity;
17. Dependant on the type of landscaping proposed may result in security issues and future disputes;
18. No objections to the principle of housing on the site however the proposal does not meet the standards set out in Local Policy;
19. Local Planning Authority should work with the applicant to raise the quality of the proposal to a level which will be approvable;
20. Proposal fails to meet with Emerging Policy DS7 as a Coton Park East Masterplan has not yet been produced for the site;
21. There is a failure to comply with Emerging Policy HS4 and Saved Policy H11; and
22. Decrease in green space to those previously proposed resulted in a lower standard application.

Newton and Biggin Parish Council                      No comment

### **Third Party Responses (Amended Plans and Reports)**

Following on from the submission of additional information a re-consultation has been carried out. Three letters of objection has been received raising the following:

1. Traffic report is not reflective as does not take into account regular road usage had this been done it would have shown likely endangerment of lives;
2. Bus route should not be allowed as it would cause a real issue with on street parking;
3. The addition of the extra cars accessing Tuthill Furling and Long Hassocks will become a dangerous situation;
4. With a serious lack of off road parking will have likely hood of cars parking further up the road creating traffic issues;
5. No explanation in the increase from 40 dwellings to 60 with the increase resulting in an increase to overlooking; and
6. Lack of greenery within the scheme and the removal of the hedges is a loss to the proposal.

Newton and Biggin Parish Council                      No comment

### **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.

#### Core Strategy – 2011

CS1: Development Strategy	Complies
CS10: Developer Contributions	Complies
CS11: Transport and New Development	Complies
CS14: Enhancing the Strategic Green Infrastructure Network	Complies
CS16: Sustainable Design	Complies
CS17: Sustainable Buildings	Complies
CS19: Affordable Housing	Complies

#### Saved Local Plan Policies – 2011

GP2: Landscaping	Complies
GP6: Safeguarding Development Potential	Complies
E6: Biodiversity	Complies
T5: Parking Facilities	Complies
H11: Open Space Provision in Residential Development in the Urban Area	Complies
LR1: Open Space Standards	Complies
LR3: Quality and Accessibility of Open Space	Complies

## Supplementary Planning Documents

Planning Obligations SPD (2012)

Sustainable Design and Construction SPD (2012)

## Material Considerations

- National Planning Policy Framework (NPPF or “the Framework”) (2019)
- National Planning Practice Guidance (NPPG)
- Community Infrastructure Levy (CIL) Regulations 2010 (as amended)
- Emerging Rugby Borough Local Plan (see below)

## Rugby Borough Local Plan Main Modification to the Submission Local Plan 2011-2031:

The Main Modifications to the Submission Local Plan have been agreed with the Inspector, subjected to Sustainability Appraisal and Habitats Regulation Assessments, and published for consultation. In accordance with paragraph 48 of the Framework, the policies are therefore at an advanced stage and have a degree of consistency to the Framework and carry significant weight. The Examination in Public has now been completed. The Examination in Public is was led by the independent inspector on behalf of the Planning Inspectorate. The Council will publish the inspector’s report in line with its statutory obligations.

Whilst each case should be determined on its own merits, the emerging policies are a material consideration and should be referred to in relevant cases, alongside the adopted 2011 Core Strategy, and the NPPF.

## Emerging Local Plan Policies – 2011 – 2031

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

## **Determining Considerations**

The main considerations in respect of this application are the principle of development; the impact on the character and appearance of the area; residential amenity; highway safety; biodiversity and landscaping.

## Principle of Development

In policy terms, CS1 of the Core Strategy and GP2 of the Emerging Local Plan, outline a sequential settlement hierarchy which seeks to ensure that development is directed to the most sustainable locations within the Borough. The Emerging Local Plan states within Policy GP1 that the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The application site is located within a countryside location which adjoins the Rugby Urban Area. Within countryside locations, as defined within Policy CS1 and Emerging Local Plan Policy GP2; new development will be restricted and only where National Policy on countryside locations permits will development be permitted.

Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and the Council is currently unable to demonstrate a five year supply of deliverable housing sites to meet the identified housing need within the Borough. In this instance Policy CS1 of the Core Strategy is therefore deemed out of date as outlined in paragraph 11 of the NPPF. The effect of this is not such that Policy CS1 should be ignored but rather that consideration should be given as to what weight it holds in the decision. This results in the balancing of material considerations within each individual case at the same time being mindful of the presumption in favour of sustainable development as defined by Section 2 of the NPPF.

The Core Strategy is the current adopted plan for the Council's administrative area. The Council published its position on housing supply in December 2016 as part of its monitoring report for the period 2015-16. As set out in the monitoring report the Council's position is that it has a housing supply of 3.78 years for the purposes of the Core Strategy. As the Council cannot demonstrate a five year housing supply, policies for the supply of housing within the Core Strategy should be considered to be out of date and the tilted balance set out in paragraph 11(d) of the NPPF is therefore engaged.

In relation to the Council's emerging local plan, work has been undertaken to update the Council's position on housing supply in its administrative area. However as the Inspector's report on the emerging local plan has not yet been published, this work to update the housing supply position carries limited weight in the determination of planning applications at the present time. The assessment that must be undertaken as officers is whether the proposed development would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme.

In this case it is considered that the application site is a sustainable location given that it is situated on the edge of Coton Park, which forms part of the Rugby Urban Area. Policy CS1 and Emerging Local Plan Policy GP2 specifies that the Urban Area is the primary focus for meeting strategic growth targets. Furthermore, the application site is located between an existing residential development and the proposed Coton Park East allocation as defined in policies DS3 and DS7 of the Emerging Local Plan. Although being located within a countryside location and outside of the Rugby Urban Area, the sites proximity in the context of the NPPF's presumption in favour of sustainable development is, in principle, considered to be a sustainable location. This is further supported by the site having appropriate levels of infrastructure and access routes including public transport.

It is also a material consideration that outline planning application R10/1708 and the subsequent reserved matters application R15/0814 which granted planning permission for the erection of thirty five dwellings has been implemented. The implementation of this permission results in an extant permission which can be commenced at any stage and as such this application is seeking to increase the number of approved by twenty five dwellings. The existence of a 'fall-back' position is an important issue. In the Court of Appeal decision *Mansell v Tonbridge and Malling Borough Council* (2017) EWXA Civ 1314 the Court ruled that the Council were correct in giving weight, in determining an application, to the existence of a 'fall-back' position.

This application is therefore considered to be in accordance with the NPPF, policy CS1 of the Core Strategy and Emerging Local Plan Policies GP1 and GP2.

## Character and Appearance

Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1 seek to ensure that development is of a high quality and will only be allowed where proposals are of a scale, density and design that responds to the character and amenity of the areas in which they are situated.

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. Likewise, paragraph 127 (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. Whereas Paragraph 127 (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The application site is located within the countryside and contains a variety of different topographical levels. The proposal has gone through a significant number of amendments which has resulted in a scheme which works with the varying levels within the application site to provide added interest within the streetscene. Furthermore, the scheme has been designed to work as a continuation of the existing development completed on Coton Park and to allow for the future allocation proposed through the Emerging Local Plan under policy DS7.

The layout and house types proposed are more reflective of the residential scheme located to the south of the site (currently under construction) rather than that on Long Hassocks to the west of the site (approved as part of planning permission R03/0586). Design features such as gables, bay windows and porches are proposed to add interest to the development. Where properties are in key locations additional windows and detailing has been incorporated to add interest to dual frontage properties ensuring the development incorporates a high level of interest and design. In locations within the estate where terraced properties have been proposed chimneys have been incorporated to break up the roofscape which is aided further by the foundations following the levels as opposed to be levelled out to create a level base.

Appropriate materials have been proposed which would be in keeping with that found in Long Hassocks. A condition requiring details of what materials would be used on each plot would be necessary.

This application is therefore considered to be in accordance with Section 12 of the NPPF, policy CS16 of the Core Strategy and Emerging Local Plan policy SDC1.

## Impact on Residential Amenity

Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1 state that the living conditions of existing and future neighbouring occupiers should be safeguarded.

The neighbours which will be most impacted by the proposal are those which are situated along the western boundary and notably numbers 28, 30, 32, 44, 51, 49 and 47 Long Hassocks.

No. 28 is a detached dwelling with rear windows overlooking the application site. Plot 1 is a two storey dwelling with side facing windows serving a secondary dining room and lounge window. The application is located 17 metres off the common boundary and approximately 26 metres off the rear elevation of No. 28. This, combined with the orientation of the properties, is considered to result in limited impacts in terms of overlooking, loss of light and overbearing impacts on the occupiers of this property.

No. 30 is a detached dwelling with rear windows overlooking the application site. Plot 3 is a two storey detached dwelling with rear windows serving the master bedroom and the office/bedroom three. Furthermore the amenity space for Plot 3 and Plot 1 will be predominantly located to the east of the common boundary. The separation distance which exists here is circa 11 metres from the neighbouring property to common boundary ranging to at least 26 metres to the side and rear elevation of Plot 1 and 3. As such it is therefore considered that there is no material impacts in terms of overlooking, loss of light and overbearing impacts on the occupiers of this property.

No. 32 is a detached property with windows which are visible from the application site. Plots 4-6 are two storey terraced properties with kitchen/diner windows to the ground floor and master bedroom and office windows to the first floor. A separation distance of at least 26 metres exists here between the rear elevations of the application site and neighbouring property. As such it is therefore considered there are no materially

adverse impacts in terms of overlooking, loss of light and overbearing impacts on the occupiers of this property.

No. 44 is a detached property with rear windows which are visible from the application site. Plot 7 is situated approximately 15 metres away from the neighbouring property. There are no windows proposed within the side elevation to this property and as such there will be no materially adverse impacts on the occupiers of the neighbouring property.

No. 59 is a detached property with rear windows which are visible from the application site. Plot 11 is situated approximately 12 metres away from the neighbouring property. There would be two windows visible from the neighbouring property serving the bathroom and downstairs toilet. Given the proposed windows would serve non-habitable windows it can be considered that there will be no materially adverse impacts on the occupiers of the neighbouring property.

No 49 is a detached property with rear windows which are visible from the application site. Plots 12 and 13 are located approximately 27 metres away from the rear elevation of No.49 to the respective rear elevations. Whilst there would be windows serving the kitchen/diner along with the second bedroom and study. When taking into consideration the separation distance it is therefore considered that there will be no materially adverse impacts on the occupiers of the neighbouring property in terms of loss of light; overbearing impact or overlooking.

Finally, No. 50 is also a detached property with windows which would be visible from the application site and would back onto Plots 16 and 17. There are a number of first floor windows serving the kitchen; master bedroom; bathroom; and second bedroom which would be visible from the neighbouring property. A separation distance however exists here of at least 23 metres and as such it is considered that there will be no materially adverse impacts on the occupiers of the neighbouring property in relation to overlooking; loss of light and overbearing impact.

This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1.

### Highway Safety

Saved Local Plan Policy T5, Emerging Local Plan Policy D2 along with the SPD on Planning Obligations states that planning permission will only be granted for development incorporating satisfactory parking arrangements.

The table provides a breakdown of the total requirements for parking provision for dwellings proposed within this application. 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.

<u>Parking Provision</u>						
House Type		No. Beds	No. of Units	SPD Requirements	Parking Provided	Complies Yes/No
<u>Affordable Units</u>						
Alnwick SP	ALN	2	7	10.5	11	Yes
Hanbury	HAN	3	5	10	10	Yes
Type B1	B1	2	1	1.5	1	No
C1 Fog	C1	1	1	1.5	2	Yes
<u>Open Market Units</u>						
Alnwick SP	ALN	2	13	19.5	18	No
Chester	CHE	3	2	4	4	Yes
Clayton	CLA	3	3	6	8	Yes
Hanbury	HAN	3	14	28	29	Yes
Hatfield	HAT	3	3	6	8	Yes
Roseberry	ROS	4	7	21	21	Yes
Winster	WIN	5	4	12	12	Yes
<u>Total Requirements</u>				120	124	Yes

Whilst the Type B1 is considered to be 0.5 spaces below the standard and the Alnwick SP (open market unit) is 1.5 spaces below the requirement it is considered that sufficient parking is being provided throughout the scheme as to not result in an adverse impact on parking provision within the development. Whilst the Highways Authority has requested provision for visitor parking this is not something which can be reasonably requested by the Local Planning Authority as there are no standards for this within Local Planning Policy. Given the requirements for parking provision on site it is considered reasonable in this instance that all integral and detached garages are to remain in-perpetuity without the prior approval from the Local Planning Authority. Furthermore in accordance with Emerging Local Plan D2 all plots have been fitted with electric charging points.

Warwickshire County Council (Highways) has reviewed the Transport Assessment and confirmed that the conclusion that the development can be implemented without any material impact on the surrounding highway network, in terms of the efficient operation of the highway, and therefore has no objection in principle to the level of development proposed.

Following the submission of additional information from the agent it has been confirmed that highways are satisfied that the vehicular access to and through the site would be safe and suitable. The highway has been designed to accommodate a bus route to and through the site which would be safe and suitable. The Highways Authority therefore has no objection to the proposal subject to appropriate conditions and informatives. In relation to the request for obligations this has been addressed within the appropriate section within the report.

This application is therefore considered to be in accordance with Saved Local Plan Policy T5; Emerging Local Plan Policy D2 along with the SPD on Planning Obligations.

### Flooding

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.

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. The Environment Agency have responded to the consultation and confirmed that having reviewed the information submitted it has confirmed that the proposal is assessed as to having a low environmental risk.

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; detailed within the technical responses section; 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.

### Landscape

Policy GP2 of the Core Strategy and Emerging 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.

Following consultation with the Local Authorities Arboricultural Officer it has been confirmed that the tree referred to as T17 is a mature Ash located in the North West Corner of the site and upwards of 15m in height. This tree is in a poor condition and is declining with numerous cavities, large diameter deadwood, decay, and failed limbs associated with the fungus *Inanotus hispidis*. It has a stem diameter 98cm and circumference of 3.08m and is not quite a veteran tree even though it does show early features of being so. In its current form it is not appropriate for retention within the context of new development because of its condition. With, the tree report stating that the tree is “not suitable for crown reduction works so overhanging crown may impose a constraint. Only suitable for retention in POS with appropriate space to collapse”. However, as new parking is proposed immediately adjacent to this tree, it is recommended that the tree is reduced to a standing stem of approximately 5 metres and retained in the interests of biodiversity or removed (subject to wildlife checks). “No-dig” hard surfacing to be installed within the Root protection area of the tree as stated in the Arboricultural Method Statement if retained.

T20 is mature Ash upwards of 18 metres in height and located in the garden of 30 Long Hassocks. It appears to be in reasonable condition (although fungal infection *Inanotus hispidis* is present). It has a large extended lower limb protruding eastwards into the application site and towards plots 1 and 3 with the rear boundary of plot 3 being within the root protection area of the tree. Clarification is needed as to whether the property boundaries will be brick walled or fencing as excavation for footings for a brick wall within the root protection area could have negative implications for the tree. It has been confirmed that there is no objection to this tree being reduced by 3 to 4 metres on the eastern side to balance the tree and to give extra clearance from the development.

T0196 (Ash) is highlighted for removal and subject to wildlife checks there is no objection to this being carried out due to its poor form. Likewise T0198 (Ash) to the south west should also be removed as it is in poor condition. T0199 is a mature Ash and is a reasonable hedgerow tree and is incorporated into an open space. However, current site operations (including cement towers) have intruded into the “root protection area” of the tree contrary to the tree report. There are no tree protection measures currently in place and tree damage also appears to have occurred. The root protection area around this tree must be construction free zones with appropriate protective fencing put in place to ensure successful retention of the tree.

In relation to the landscaping scheme being submitted these need to be updated accordingly so that any new tree planting should be individually labelled on the landscape proposal. Also, vegetation which was recently removed to the rear of 28 and 30 Long Hassocks must be replaced with new tree and hedge planting to maintain/enhance screening. As such clarification on the two Ash trees (T17 and T20) is required with an update of the tree report along with an objection to the “buffer strip” (POS). Along with planting being individually labelled with enhancements as above; T0199 must have protective measure installed around it now as works are ongoing and T0198 (Ash) should also be removed as it is in poor condition.

This information has been requested from the agent and confirmation has been received from Rugby Borough Council (Arboricultural Officer) that following numerous revisions made to the submitted information there is no objection to the proposal. The information submitted includes confirmation that the plan is a landscape masterplan and details the list of species to be used. As such further detail in the form of a detailed planting condition would be included within any permission to secure appropriate species and planting as required. Likewise confirmation has also been received that confirms the following:

- Ash tree identified as T17 is to be removed as per the updated report and officer comments;
- No. 4 small growing trees are to be included and conditioned for Plots 9; 10; 35 and 41; and
- The existing hedgerow adjacent to 28 Long Hassocks will be retained and replaced accordingly.

This application is therefore considered to be in accordance with Policy GP2 of the Core Strategy and Emerging Local Plan Policy SDC2.

### Ecology

Policy E6 of the Saved 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 CS14 of the Core Strategy requires proposals to protect, restore and enhance green infrastructure assets within the defined Strategic Green Infrastructure Network. The aforementioned policies are further similarly reflected within the Emerging Local Policy NE1.

Warwickshire County Council (Ecology) have been consulted on the application and have confirmed that there are a number of statutory sites in the local area including Great Central Walk LNR with a Local Wildlife Site (LWS) located approximately 320m to the East, and Coton Park Pool LWS located approximately 170m to the East. A tributary of the River Avon LWS lies approximately 250m to the North and East of the site. The existing site largely comprises a grazed improved grassland field, with boundary hedgerows on the Northern, Southern and Western boundaries, and a field to the South used as a construction site compound for the development to the South. The features of most importance on site comprise the boundary hedgerows which are UK BAP/Priority Habitat, and mature trees.

A Biodiversity Impact Assessment has also been submitted with the application to assess the impact on biodiversity, using the Warwickshire, Coventry and Solihull BIA v19 calculator. A small loss has been calculated, however the ecologist has suggested potential habitat enhancements including management of the Public Open Space as semi-improved neutral grassland with an area of orchard and water feature. Amendments have been made to the time to target conditions for the semi-improved grassland and orchard.

The BIA Rev C shows the proposed habitat creation on site including 0.04ha of orchard, and 0.43ha of semi-improved grassland in the POS in the south of the site. Making these changes to the BIA, however, has not impact the overall estimated unit loss figure which is still calculated as being -2.45 units loss. Based on these calculations it is recommended that a Biodiversity Offsetting Scheme is submitted should planning permission be granted to ensure there will be no net loss of biodiversity as a result of the development. This can be secured by a Section 106 Agreement.

This information has been requested from the agent and colleagues within Warwickshire County Council (Ecology) have confirmed following the submission of additional information that in relation to the Landscape Masterplan the inclusion of lawed amenity space strips around the western and northern boundaries including changes to the hedgerow. As confirmed within the Tree Survey submitted within the application the hedgerows along the western and northern boundaries will be retained apart from small sections removed to allow for access. In relation to Ash tree (T0196) it has been confirmed that this is to be retained for the short term and that surveys will be undertaken proper to the removal of the tree, all details of the bat survey and mitigation measures should be included within the CEMP.

As such it has been confirmed that there are no objections subject to the inclusion of appropriate conditions and informatives. This application is therefore considered to be in accordance with Policy CS14 of the Core Strategy; Saved Local Plan Policy E6; and Emerging Local Plan Policy NE1.

### Planning Obligations

Saved Local Plan Policy H12 states that outside the Rugby Urban Area planning permission will be granted for residential development on sites of 0.2 hectares or more and/or accommodating 10 or more dwellings. Whereas Emerging 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.

Policy D4 of the Emerging Local Plan Policy along with the Planning Obligations SPD states that the type, amount and phasing of contributions sought from developers will be necessary to make the development acceptable, directly related, and fairly and reasonably related in scale to the development proposed. Policy HS4 states that residential development of 10 dwellings and above shall provide or contribute towards the attainment of the Council's open space standards.

The SPD on Planning Obligations 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:

- For children and young people one additional item is required for toddlers in Coton Park;
- For natural/semi natural and amenity green space as access on the Great Central Way is poor and has been highlighted by the disability forum as needing improvement. Further works are also required for the drainage and surfacing; and

- The parks and gardens on Campion Way/Sorrell Drive similarly the footpaths have been highlighted as being in need of resurfacing.

In terms of affordable housing Rugby Borough Council (Housing) have confirmed that the proposal would seek 40% affordable housing with a 75/25% split for both 4 social and 2 intermediate resulting in 6 affordable dwellings. It has been highlighted that there needs to be on two bedroom properties with the rented properties being capable of being let at the full occupancy rate. So a 2 bed property should be for 4 persons, a 3 bed for 5 persons and a 4 bed for 6 persons with the technical space standards being used as a reference to property sizes. As part of the determination of the two previous reserved matters applications for Phase 1 and 2 which sought to deliver 44 affordable houses and 18 affordable houses respectively. Taking into account policy requirements this resulted in an over provision of 4 within Phase 1.

Policy H2 of the Local Plan requires 30% affordable housing provision on green field sites. Therefore the requirements for this application proposal are for a total of 60 dwellings, 18 affordable at a level of 30%, when taking into consideration the over provision of 4 affordable housing units within Phase 1, the revised affordable housing requirement for this application is 14 units and therefore compliant with policy.

The University Hospitals for Coventry and Warwickshire NHS Trust have been in contact advising that they are looking to put forward its representation in respect of the impact that the development has 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 advises they have confirmed that they require a contribution to be used directly to provide health care services to meet patient demand.

Warwickshire County Council (Planning) 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. Likewise, colleagues with Education have requested a contribution to allow for additional secondary school provision within the catchment area.

Furthermore a contribution is required from colleagues within Libraries due to the proposed development placing increased demand on libraries within the area and so a contribution to offset this is sought for both Rugby and Dunchurch libraries. This would be secured through the S106 Agreement.

Warwickshire County Council (Highways) have confirmed that they are working on a future scheme for new cycling infrastructure to connection of the wider Coton Park site to the town centre, rail station, retail park, employment and educational establishments. Likewise work is currently underway to determine whether an appropriate pro-rata contribution to improvements to local bus services can be sought. Whilst work is currently underway as to whether a suitable contribution can be sought, the contribution request needed to be made now and cannot be provided at a later date, as such the Highways Authority have now missed the opportunity to make this request.

### Planning Balance

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.

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.

From a social perspective there is a significant need for new housing within the Borough and the Council does not have a five year housing land supply to meet that need. This is consequently a matter which in itself weighs significantly in favour of the application. The proposed development of up to 60 dwellings, of which 12.3% 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, 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.

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.

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.

### Conclusion

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.

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.

Report prepared by: Jo Orton, Senior Planning Officer

### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R18/1885

#### **DATE VALID**

22/11/2018

#### **ADDRESS OF DEVELOPMENT**

LAND OFF LONG HASSOCKS  
LONG HASSOCKS  
RUGBY

#### **APPLICANT/AGENT**

Miss Emily Berville Charlesworth  
Persimmon Homes  
Persimmon House  
Thameside Drive  
Birmingham  
B35 7AG

### **APPLICATION DESCRIPTION**

Erection of 60 dwellings including vehicular access from Long Hassocks and Snellsdale Road, open space, landscaping and associated infrastructure

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

CONDITION: 1

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

**REASON: 1**

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

**CONDITION: 2**

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

<b>Document Title</b>	<b>Reference Number</b>	<b>Date Received</b>
<b>Submitted Plans</b>		
Site Location Plan	P18-1662.001 D	9 <sup>th</sup> April 2019
Site Layout Plan	P18-1662.002 U	8 <sup>th</sup> April 2019
Landscape Masterplan	P18-1662.003 U	8 <sup>th</sup> April 2019
Design and Access Statement	P18-1662.004	12 <sup>th</sup> November 2018
Garages	P18-1662.035	9 <sup>th</sup> November 2018
Alnwick 3 Block	P18-1662.300 B	20 <sup>th</sup> February 2019
Alnwick 3 Block Plots 18-20	P18-1662.301 A	8 <sup>th</sup> February 2019
Alnwick SP Semi	P18-1662.312 B	20 <sup>th</sup> February 2019
Alnwick SP 4 Block	P18-1662.313 B	20 <sup>th</sup> February 2019
Hanbury Semi	P18-1662.315 B	20 <sup>th</sup> February 2019
Hanbury 3 Block	P18-1662.317 B	20 <sup>th</sup> February 2019
Hanbury 4 Block	P18-1662.318 B	20 <sup>th</sup> February 2019
Hatfield OP	P18-1662.321 B	20 <sup>th</sup> February 2019
Hatfield AS	P18-1662.322 B	20 <sup>th</sup> February 2019
Roseberry AS	P18-1662.323 B	20 <sup>th</sup> February 2019
Roseberry OP	P18-1662.324 B	20 <sup>th</sup> February 2019
Winster AS	P18-1662.326 B	20 <sup>th</sup> February 2019
B1-C1 Fog	P18-1662.327 B	20 <sup>th</sup> February 2019
Clayton AS	P18-1662.329 B	20 <sup>th</sup> February 2019
Clayton OP	P18-1662.330 B	20 <sup>th</sup> February 2019
Chester AS	P18-1662.331 B	20 <sup>th</sup> February 2019
Chester OP	P18-1662.332 B	20 <sup>th</sup> February 2019
Winster Plot 1	P18-1662.336 B	20 <sup>th</sup> February 2019
Roseberry OP Plot 55	P18-1662.337 B	20 <sup>th</sup> February 2019
Winster OP	P18-1662.338 B	20 <sup>th</sup> February 2019
Topographical Survey	S123/EAST/01, 02, 03, 04, 05	12 <sup>th</sup> November 2018
External Works Layouts	403 J	27 <sup>th</sup> March 2019
External Works Layouts	404 J	27 <sup>th</sup> March 2019
<b>Technical Reports</b>		
Air Quality Assessment	JAP9117 1	12 <sup>th</sup> November 2018
Heritage Statement and Archaeological Evaluation	BIR-4315	15 <sup>th</sup> October 2018
Supplementary Site Investigation Reports	DJ-ML-15058-GE04	12 <sup>th</sup> November 2018
Noise Report	REP-1010759-05-AM20180821 2	12 <sup>th</sup> November 2018
Planning Statement	Not Applicable	22 <sup>nd</sup> November 2018
Ecology Appraisal	1954 EcoApp vf1 KR PM	8 <sup>th</sup> March 2019
<b>Flood Risk and Drainage</b>		
Flood Risk Assessment	Not Applicable	28 <sup>th</sup> November 2018
Private Drainage Layout	503G	27 <sup>th</sup> March 2019
Private Drainage Layout	504G	27 <sup>th</sup> March 2019
Drainage Layout	101M	8 <sup>th</sup> March 2019
Road and Sewer Sections	204D	27 <sup>th</sup> March 2019
Conceptual Drainage and Levels	AAC5188-ESK1	8 <sup>th</sup> March 2019
Conceptual Drainage and Levels	AAC5188-ESK2	8 <sup>th</sup> March 2019
Coton Park SWS	Not Applicable	8 <sup>th</sup> March 2019
Drainage Exceedance Routing	122A	8 <sup>th</sup> March 2019

<b>Highways</b>		
Road Safety Audit Designers Final	AW/ARN/AB/JNY9836-03a	4 <sup>th</sup> April 2019
Residential Travel Plan	CR-ARN—adf-JNY9836-02a	12 <sup>th</sup> November 2018
Swept Path Analysis Sheet 2	JNY9836_003_D	4 <sup>th</sup> April 2019
Swept Path Analysis Sheet 3	JNY9836_004	4 <sup>th</sup> April 2019
Bus Stop Distances	JNY9836_006	4 <sup>th</sup> April 2019
Transport Assessment Report	CRN-ARN-adf-JNY9836-01a	17 <sup>th</sup> October 2018
<b>Arboticultural Report</b>		
Arboricultural Impact Assessment	Revision 2	8 <sup>th</sup> April 2019
Arboricultural Method Statement	Q1183 Rev A	18 <sup>th</sup> January 2019
Tree Constraints Plan	Q1183 01	18 <sup>th</sup> January 2019
Tree Protection Plan	Q1183 Rev A	18 <sup>th</sup> January 2019
Tree Removal Plan	Q1183 Rev A	18 <sup>th</sup> January 2019
Landscape Management and Maintenance Plan	Not Applicable	5 <sup>th</sup> February 2019

**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**

Before the development hereby approved, a site layout plan, indicating which plots shall be constructed out of the materials detailed below, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.

Bricks

Ibstock - Leicester Weathered Red  
 Ibstock - Priory Red  
 Forterra - Hampton Rural Blend

Tiles

Gemini Forticrete Slate Grey and Mixed Russet  
 Russell Duo Smooth Grey.

**REASON: 3**

To ensure a satisfactory external appearance and for the avoidance of doubt.

**CONDITION: 4**

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

**REASON: 4**

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

**CONDITION: 5**

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

**REASON: 5**

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

**CONDITION: 6**

The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP needs to be compliant with the British Standard on Biodiversity BS 42020:2013 published in August 2013. In discharging this condition the LPA expect to see details concerning pre-commencement checks and monitoring for protected and notable species, and habitats as deemed appropriate. In addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

**REASON: 6**

To ensure that protected species are not harmed by the development

**CONDITION: 7**

The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include details of planting and maintenance of all new planting. The plan should also include details of habitat enhancement/creation measures and management, such as water bodies, native species planting, wildflower grasslands; woodland creation/enhancement, provision of habitat for protected species. Such approved measures shall thereafter be implemented in full.

**REASON: 7**

To ensure a net biodiversity gain in accordance with NPPF.

**CONDITION: 8**

No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees, and hedges to be retained on site has been submitted to and approved in writing by the Local Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2005, a Guide for Trees in relation to construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the grounds levels be altered or any excavation take place without the prior consent in writing of the Local Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

**REASON: 8**

To protect trees and other features on site during construction.

**CONDITION: 9**

No development shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. In discharging this condition the Local Planning Authority expects lighting to be restricted around the boundary edges, along hedgerows, around known bat roosts, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:

- a. the brightness of lights should be as low as legally possible
- b. lighting should be timed to provide some dark periods
- c. connections to areas important for foraging should contain unlit stretches

The agreed scheme to be fully implemented before/during development of the site as appropriate.

**REASON: 9**

To ensure appropriate measures are taken in relation to protected species.

**CONDITION: 10**

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

- a. Provide an assessment of flood risk from all sources of flooding including fluvial, pluvial and groundwater flooding.
- b. Infiltration testing, in accordance with BRE Digest 365 Soakaway Design guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration Sustainable Drainage Systems (SuDS).
- c. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753 The SuDS Manual.
- d. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the QBAR runoff rates for all return periods.
- e. 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 drainage system for a range of return periods and storms 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.
- f. 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.
- g. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing. The applicant should confirm and demonstrate that a sustainable managed exceedance flood route is incorporated into the adjacent development site, to ensure no new dwellings are put at risk from overland flow paths established as part of this overall development.
- h. Provide a Maintenance Plan to the LPA giving details on how the entire surface water system shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided to the LPA.

**REASON: 11**

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

**CONDITION: 11**

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, the garages serving plots 1; 2; 7; 8; 9; 10; 11; 26; 27; 36; 37; 41; 46; 55 and 56 shall not be converted to living accommodation.

**REASON: 11**

In the interest of highway safety.

**CONDITION: 12**

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: 12**

In the interest of visual amenity.

**CONDITION: 13**

Before any above ground work commence samples of the block provisions to be used 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: 13**

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

**CONDITION: 14**

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, with the exception of those areas indicated on the approved layout drawing, no hard surface shall be constructed within the open frontage

landscape areas in front of or to the side of the dwelling houses and no new means of vehicular or pedestrian access constructed to the adjoining public highway without the prior approval of the Local Planning Authority.

**REASON: 14**

In the interest of visual amenity.

**CONDITION: 15**

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 for Plots 9; 10; 28-31; 35; 28-40; 41; 42-45; 47-50; 51-53; and 57-60 shall be carried out which comes within Classes [A; B; C; D; E; F] of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

**REASON: 15**

In the interest of residential amenity.

**CONDITION: 16**

Other than those shown on the approved plans no new windows shall be formed in the side elevation of the proposed development for Plots 3; 4; 27; 28; 40; 46; 47; and 60, unless non-material variations are agreed in writing with the Local Planning Authority.

**REASON: 16**

In the interest of residential amenity.

**CONDITION: 17**

No works or development shall take place until a final arboricultural method statement and tree protection plan for the protection of the retained trees (section 5.5 & 6.1, BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme must include details and positioning of tree protection fencing and ground protection to create construction exclusion zones.

**REASON: 17**

To ensure retained trees and their Root Protection Area's are not damaged during the development phase and are successfully integrated into the scheme.

**CONDITION: 18**

No works or development shall take place 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, 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 that are intended to achieve a significant size and presence in the landscape should be similarly specified. If within a period of 5 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: 18**

To maintain and enhance continuity of tree cover within the site.

**CONDITION: 19**

The development shall be laid out in general accordance with drawing number P18-1662.002T.

**REASON: 19**

In the interest of highway safety.

**CONDITION: 20**

The construction of the spine road including minor road junctions, footway/cycleways, verges, pedestrian crossings, pedestrian refuges, bus stops shall not be other than in accordance with the standard specification of the Highway Authority.

REASON: 20

In the interest of highway safety.

CONDITION: 21

No dwelling hereby permitted shall be occupied until the existing roads Long Hassocks and Snellsdale Road have been remodelled to provide access to the application site in general accordance with drawing number P18-1662.002T.

REASON: 21

In the interest of highway safety.

CONDITION: 22

No dwelling hereby permitted shall be occupied until visibility splays have been provided to the realigned minor arm of Long Hassocks and the opposite private drive access in accordance with inset drawing 1 of drawing number P18-1662.002T. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON: 22

In the interest of highway safety.

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.

INFORMATIVE: 1

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

INFORMATIVE: 2

The applicant is advised that there is a charge of £40 each for the refuse and recycling bins (£80 per household) and all bins must be presented at the kerbside for collection.

INFORMATIVE: 3

This development is subject to a s106 legal agreement.

INFORMATIVE: 4

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: 5

Condition numbers 19-21 require that the estate roads including footways, verges and footpaths are designed and laid out and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads.

The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980. An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

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

**INFORMATIVE: 6**

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

**INFORMATIVE: 7**

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

Applications 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: 8**

Prior to commencement of development, the applicant is required to enter into an agreement with the Highway Authority under Section 59 of the Highways Act 1980. Prior to works taking place on site and following completion of the development, a joint survey shall be undertaken with the County's Locality Officer to agree the condition of the public highway. Should the public highway be damaged or affected as a consequence of the works being undertaken during the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Locality Officer.

**INFORMATIVE: 9**

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

**Reference Number: R19/0495**

**Site Address: Ashlawn Corn Store, Ashlawn Road, Rugby, Warwickshire**

**Description: Erection of storage bays.**

**Case Officer Name & Number: Jo Orton – 01788 533549**

## **Introduction**

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been submitted by Parks and Grounds on behalf of the Local Authority.

## **Application Proposal**

This application seeks full planning permission for the erection of storage bays to be used by the Parks and Grounds team for the storage of compost; leaf litter; grass cuttings and earth.

This proposal is to consolidate the current storage into a dedicated storage area using purpose built bays. The bay dividers are to be portable and free standing concrete sections allowing the dividers to be moved as appropriate dependent on the amount of green waste recycling.

The storage bays would have a maximum height of 2.5 metres for the galvanised steel stanchions; the concrete panels would have a maximum height of 2 metres and they would run for a length of 58.5 metres and would have a depth of 5.75 metres.

## **Site and Surrounding Area**

The application site is located within the grounds of an existing storage area in use by Parks and Grounds, Street Scene and Bereavement Services. The existing access road currently runs from Ashlawn Road and also serves allotment gardens; Rainsbrook Crematorium and St Andrews Rugby Football Club. The site where the storage barns is currently hard surfaced would be situated next to existing screening bunds.

## **Relevant Planning History**

There is no relevant planning history on this site.

## **Technical Responses**

No objections have been received from:

Warwickshire County Council (Ecology)

## **Third Party Responses**

Neighbours notified and a site notice has been displayed and no letters of representation have been received.

## **Relevant Planning Policies and Guidance**

### National Planning Policy Framework – 2019

Section 2: Achieving Sustainable Development  
Section 6: Building a Strong, Competitive Economy  
Section 12: Achieving Well Designed Places  
Section 15: Conserving and Enhancing the Natural Environment

### Core Strategy – 2011

Policy CS1: Development Strategy  
Policy CS16: Sustainable Design

### Saved Local Plan Policies – 2011

Policy E6: Biodiversity

### Rugby Borough Local Plan Main Modification to the Submission Local Plan 2011-2031:

The Main Modifications to the Submission Local Plan were agreed with the Inspector, subject to the Sustainability Appraisal and Habitats Regulation Assessments, and consulted upon. The consultation has concluded and the Inspector's report is awaited. In accordance with paragraph 48 of the Framework, the policies are therefore at an advanced stage and have a degree of consistency to the Framework. They carry weight, subject to recognising that some individual policies will have unresolved objections which may have less weight as a result. The Examination is ongoing until the receipt of Inspector's final report. Whilst each case should be determined on its own merits, the emerging policies are a material consideration and should be referred to in relevant cases, alongside the adopted 2011 Core Strategy, and the NPPF.

### Emerging Local Plan 2011 – 2031

Policy GP1: Securing Sustainable Development  
Policy GP2: Settlement Hierarchy  
Policy SDC1: Sustainable Design  
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

## **Determining Considerations**

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; and the impact on neighbouring properties.

## Principle of Development

Policy CS1 of the Core Strategy and Policy GP2 of the Emerging Local Plan states that the location and scale of development must comply with the settlement hierarchy and that the most sustainable locations are considered ahead of those further down the hierarchy.

The application site is located within the Open Countryside as defined in Policy CS1 of the Core Strategy and Emerging Local Plan Policy GP2; as such new development will be resisted and only where national policy on countryside locations allows will development be permitted. Section 6 of the NPPF states that Local Authorities should support the sustainable growth and expansion of all types of rural business.

The site has been in operation by Parks and Grounds, Street Scene and Bereavement Services for a number of years and is predominately used for the storage of equipment, machinery and materials used for carrying out horticultural and grounds maintenance practices within the Borough. This proposal seeks permission for the erection of dedicated storage areas allowing for the consolidation of the current storage. The bay dividers are to be portable and free standing concrete sections allowing the dividers to be moved as appropriate dependent on the amount of green waste recycling or other items/materials being stored.

The application seeks full planning permission for the erection of storage areas; to allow for the improvement in the recycling of green waste; to be utilised on sites within the Borough. It can therefore be considered that the proposal meets the requirements with Section 6 of the NPPF.

This application is therefore considered to be in accordance with Section 6 of the NPPF; Policy CS1 of the Core Strategy and Emerging Local Plan Policy GP2.

## Character and Design

Policy CS16 and Emerging 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. 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.

The proposed storage areas would be set back from the main road frontage of Ashlawn Road by approximately 200 metres and would be sited to the rear of the application site. As such it would not be prominent within the street scene and would therefore not have an adverse impact upon it. Likewise the proposal would be well screened by an existing bund which has been landscaped with shrubs and therefore would not result in an adverse impact on the character and appearance of the surrounding area.

This application is therefore considered to be in accordance with Section 12 of the NPPF; Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1.

### Impact on Residential Amenity

Policy CS16 and SDC1 states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded with Section 12 of the NPPF stating that developments will provide a high standard of amenity for existing and future users.

The nearest residential dwellings are known as No. 163 and 165 Ashlawn Road who are located to the North of the application site. A separation distance exists here of at least 180 metres, as the crow flies, and as such will result in no materially adverse impacts on the occupiers of the neighbouring properties.

This application is therefore considered to be in accordance with Section 12 of the NPPF; Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1.

### Conclusion

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. Accordingly, the application is to be considered to be in accordance with the National Planning Policy Framework; Core Strategy and Emerging Local Plan Policies and is therefore recommended for approval subject to conditions.

Report prepared by: Jo Orton, Senior Planning Officer

### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R19/0495

#### **DATE VALID**

18/03/2019

#### **ADDRESS OF DEVELOPMENT**

ASHLAWN CORN STORE  
ASHLAWN ROAD  
RUGBY

#### **APPLICANT/AGENT**

Parks And Grounds  
Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
Warwickshire  
CV21 2RR

### **APPLICATION DESCRIPTION**

Erection of storage bays.

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

CONDITION: 1

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

**REASON: 1**

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

**CONDITION: 2**

The development shall not be carried out other than in accordance with the Site Location Plan at a scale of 1:1250; Site Block Plan at a scale of 1:250; Proposed Storage Bays at a scale of 1:50 received by the Local Planning Authority on 18 March 2019.

**REASON: 2**

For the avoidance of doubt.

**CONDITION: 3**

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Local Planning Authority on 18 March 2019 and on Proposed Storage Bays at a scale of 1:50 received by the Local Planning Authority on 18 March 2019.

**REASON: 3**

To ensure a satisfactory external appearance and for the avoidance of doubt.

**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.

**INFORMATIVE: 1**

In view of the ponds nearby, care should be taken when clearing the ground prior to development. If evidence of great crested newts is found during development, work should stop immediately and while Warwickshire County Council Ecological Services or Natural England are contacted on 02080 261089 for advice on the best way to proceed. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), the latter of which deems them a European Protected Species. Where newts are present a license might be necessary to carry out the works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089.

**INFORMATIVE: 2**

Particular care should be taken when clearing ground prior to development, and if evidence of badgers, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badger snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Concrete should not be left unset overnight, or suitable barriers erected to prevent animals accessing the concrete. Pipework with a diameter greater than 120mm should have the ends closed off overnight to prevent entrapment. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089.

**AGENDA MANAGEMENT SHEET**

**Report Title:** Delegated Decisions - 7<sup>th</sup> March 2019 to 27<sup>th</sup> March 2019

**Name of Committee:** Planning Committee

**Date of Meeting:** 24 April 2019

**Report Director:** Head of Growth and Investment

**Portfolio:** Please select

**Ward Relevance:** All

**Prior Consultation:** None

**Contact Officer:** Dan McGahey 3774

**Public or Private:** Public

**Report Subject to Call-In:** No

**Report En-Bloc:** No

**Forward Plan:** No

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

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

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

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

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

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

Ensure that the council works efficiently and effectively (CR)

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

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

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

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

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

Protect the public (EPR)

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

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

**Planning Committee - 24 April 2019**

**Delegated Decisions - 7<sup>th</sup> March 2019 to 27<sup>th</sup> March 2019**

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

**Recommendation**

The report be noted.

**1. BACKGROUND**

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

**Name of Meeting:** Planning Committee

**Date of Meeting:** 24 April 2019

**Subject Matter:** Delegated Decisions - 7<sup>th</sup> March 2019 to 27<sup>th</sup> March 2019

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

<b>Doc No</b>	<b>Title of Document and Hyperlink</b>

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

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Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER  
DELEGATED POWERS FROM 07.03.2019 TO 27.03.2019

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R18/2210 Refused 15.03.2019</i>	Development land West of Stockton Road Birdingbury	Outline planning permission with all matters reserved for one dwelling house.
<i>R19/0312 Refused 22.03.2019</i>	8 Swedish Houses Birdingbury Road Leamington Hastings Hill CV23 8EA	Outline planning permission for the erection of one dwelling (all matters reserved)
<b>Applications Approved</b>		
<i>R18/2218 Approved 07.03.2019</i>	Rolls-Royce Ansty Aerodrome Combe Fields Road Combe Fields CV7 9JR	Creation of parking area, removal of existing parking area, erection of storage building, substation, sprinkler tanks, pump house and temporary storage tent, alterations to 6-shop elevations, erection of 2.2 metre high fence with associated secure entrances around 4-Shop, 6-Shop and 8-Shop, creation of pedestrian and vehicular accesses, installation of lighting columns, installation of column and wall mounted CCTV cameras, drainage, attenuation pond, landscaping and associated works
<i>R19/0185 Approved 07.03.2019</i>	36 Crackthorne Drive Rugby CV23 0GL	Retrospective application for demolition of existing garage, erection of a single storey rear extension, and creation of a garage.
<i>R18/2172 Approved 07.03.2019</i>	Malt Kiln Farm Dovecote Barn Main Street Stretton under Fosse CV23 0PF	Two storey rear extension, single storey side extension and external steps and platform to re-positioned side door.
<i>R19/0089 Approved 07.03.2019</i>	Land East Of Toft Leas Toft Lane Dunchurch CV22 6NR	Minor Material Amendment to Condition 2 of Planning Permission R18/1309 (Approved Plans) to amend hipped roof design to side projection on Plot 1

<i>R19/0217 Approved 08.03.2019</i>	30 High Street Rugby CV21 3BW	Change of use from A1 (retail) to an open use class of A1 (retail); A2 (office); A3 (restaurants); A4 (drinking establishments); A5 (hot food takeaway); D1 (non-residential institution) and D2 (assembly and leisure) including both internal and external alterations to the premises.
<i>R19/0303 Approved 08.03.2019</i>	5 Frobisher Road Bilton Rugby CV22 7HU	Erection of front dormer and enlargement to rear dormer to increase roof height (Resubmission of previously approved scheme under R18/0880 granted on 16/08/18 for the erection of front dormer and enlargement to rear dormer).
<i>R19/0174 Approved 08.03.2019</i>	Stretton House Farm Freeboard Lane Ryton-On-Dunsmore CV8 3EQ	Single storey extension to southern flank of property.
<i>R18/1652 Approved 08.03.2019</i>	19 High Street Rugby CV21 3BL	Variation of Conditions 5 and 8 of planning permission reference R10/2067 (Alterations to the shop front, change of use of part of the first floor of 19 High Street to A1 and/or B1 and/or A2 use class, the change of use of part of the first, second and third floors to form a single residential unit and change of use of the rear no.19 High Street to form three residential units, dated 09 May 2011),
<i>R19/0147 Approved 08.03.2019</i>	Martingale Frankton Manor Barns Main Street Frankton CV23 9PB	Single Storey extension to existing Store/Garage
<i>R19/0298 Approved 08.03.2019</i>	321 Dunchurch Road Rugby CV22 6HT	Single storey rear/side extension
<i>R19/0264 Approved 11.03.2019</i>	19 Meadow Road Wolston CV8 3HL	Erection of a porch and bay window together with the alterations to the conservatory and garage roof.
<i>R19/0240 Approved 12.03.2019</i>	Land adjacent to Hightor Shilton Lane Shilton Rugby CV7 9LH	Erection of boundary fencing and brick piers along front and part of left side boundaries (partially retrospective).

<i>R19/0319 Approved 12.03.2019</i>	1 Linnet Close Rugby CV23 0WQ	Single storey extension to rear of dwellinghouse
<i>R19/0328 Approved 13.03.2019</i>	10 St Margarets Avenue Wolston CV8 3LJ	Erection of a two storey side and single storey rear extension.
<i>R19/0274 Approved 13.03.2019</i>	13 Cordelia Way Bilton Rugby CV22 6JU	Single storey front porch extension and single storey rear extension
<i>R19/0326 Approved 13.03.2019</i>	7 Bilton Lane Dunchurch CV22 6PY	Demolition of existing conservatory, single storey and two storey rear extension and first floor side extension.
<i>R19/0329 Approved 15.03.2019</i>	26 Bucknill Crescent Hillmorton Rugby CV21 4EX	Render to existing dwelling and proposed single storey extension to rear
<i>R19/0282 Approved 18.03.2019</i>	Meadow View Sheep Dig Lane Princethorpe CV23 9SP	Replacement of a timber built stable block (resubmission of previously approved planning application reference R18/1806).
<i>R19/0195 Approved 19.03.2019</i>	Diamond House Hotel 28 Hillmorton Road Rugby CV22 5AA	Variation of Condition 9 of the previously approved planning permission R99/0895/01136/P to amend the condition that the number of letting bedrooms shall not exceed 8 (no.), to the number of letting bedrooms shall not exceed 14 (no.).
<i>R18/1656 Approved 19.03.2019</i>	2 Stonehall Road Cawston Rugby CV22 7FR	Retrospective consent to convert garage to residential use and to hard surface front of property. Material alterations to the windows in the front elevation.
<i>R19/0052 Approved 19.03.2019</i>	Land Adjacent To Springwell House Manor Lane Clifton Upon Dunsmore CV23 0BS	Erection of single storey dwelling
<i>R19/0350 Approved</i>	38 Shakespeare Gardens	Erection of a single-storey side/rear extension.

20.03.2019	Overslade Rugby CV22 6HG	
<i>R18/1359</i> <i>Approved</i> 21.03.2019	Gable End Southam Road Toft Dunchurch CV22 6NR	Demolition of garage and workshops and erection of new dwelling served from new highway access off Southam Rd.
<i>R19/0233</i> <i>Approved</i> 22.03.2019	Polish Catholic Mission 17 Lawford Road New Bilton Rugby CV21 2EB	Replacement of existing boundary wall and installation of iron railings along with two pedestrian gates and automated gates for access to rear car park and demolition of detached garage in car park.
<i>R19/0362</i> <i>Approved</i> 22.03.2019	292 & 294 Hillmorton Road Rugby CV22 5BW	Change of use to A3 restaurant and associated shopfront alterations
<i>R19/0270</i> <i>Approved</i> 22.03.2019	15 Lilac Drive Bilton Rugby CV22 7TP	Erection of part two storey part single storey rear and side extension and enlargement of front porch.
<i>R19/0363</i> <i>Approved</i> 22.03.2019	131 Norman Road Newbold Rugby CV21 1DW	Proposed single storey rear extension.
<i>R19/0305</i> <i>Approved</i> 25.03.2019	8 Staverton Leys Rugby CV22 5RD	Proposed first floor side extensions and replacement of flat roofs to pitched roofs to front and rear.
<i>R19/0395</i> <i>Approved</i> 26.03.2019	Orchard House Grays Orchard Thurlaston CV23 9LB	Erection of first floor extension over existing garage
<i>R19/0412</i> <i>Approved</i> 26.03.2019	Arcadia Coventry Road Dunchurch CV22 6RE	Resubmission of a previously approved application - R17/0548 - Part change of use of the existing dog grooming salon, to include the erection of a single storey side and rear extension, to be used as residential accommodation ancillary to the main dwelling – to include the alterations of the eaves height.
<i>R18/0580</i> <i>Approved</i>	Manufacturing Technology Centre	Erection of storage building

26.03.2019	Zone 5 Ansty Business Park Pilot Way CV7 9JU	
<i>R19/0370 Approved 26.03.2019</i>	106 Pytchley Road Rugby CV22 5NF	Erection of a single storey rear extension.
<i>R19/0415 Approved 27.03.2019</i>	Broad Street Rugby Football Club 105 Rugby Road Binley Woods CV3 2AY	Variation of Condition 2 of planning permission R16/0074 to extend the condition by 24 months to October 2021.
<i>R19/0425 Approved 27.03.2019</i>	34 Falstaff Drive Bilton Rugby CV22 6LL	Demolition of the existing porch and the erection of a single storey side extension; and minor alterations to the front elevation to include render and new windows
<i>R19/0117 Approved 27.03.2019</i>	60 South Road Clifton Upon Dunsmore CV23 0BZ	Erection of double storey front extension, single storey rear extension and various other external alterations.
<b>Prior Approval Applications</b>		
<i>R18/0744 Prior Approval not required 25.03.2019</i>	Oakridge Farm Hillmorton Lane Clifton Upon Dunsmore Rugby CV23 0BA	Prior approval for the change of use of three agricultural buildings to two dwelling houses under Class Qb
<b>Approval of Details/ Materials</b>		
<i>R10/1286 Approval of Details 08.03.2019</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R17/0730 Approval of non-material changes 11.03.2019</i>	Newnham Fields Farm Coal Pit Lane Rugby CV23 0SL	Demolition and Replacement of Existing Farmhouse.
<i>R16/2334 Approval of Details 11.03.2019</i>	Former Haywaggon The Green Churchover	Demolition of former public house and erection of a new detached dwelling house with a detached outbuilding to be used as a double

	CV23 0EP	garage and plant room with storage above.
<i>R15/2239 Approval of Details 12.03.2019</i>	Land adj Ridgeway Farm Ashlawn Road Hillmorton Rugby CV22 5QH	Application for Reserved Matters for 96 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R14/0407 for demolition of agricultural buildings and use of land for residential development and associated works, including access.
<i>R18/0946 Approval of Details 13.03.2019</i>	Amazon Unit 3 Plot 2 Waver Way Rugby CV23 0XF	Erection of elevated/decked car park and associated works.
<i>R17/0036 Approval of Details 13.03.2019</i>	Land South of Technology Drive Technology Drive Rugby	Erection of 231 dwellings together with open space, earthworks, balancing pond, site remediation, landscaping, car parking and other ancillary and enabling works. Re-plan of housing layout following planning approval reference R15/2074.
<i>R10/0546 Approval of Details 13.03.2019</i>	Clifton Court Nursing Home Lilbourne Road Clifton Upon Dunsmore CV23 0BB	Erection of a specialist nursing unit
<i>R16/0960 Approval of Details 15.03.2019</i>	The Stables Green Lane Brinklow Rugby CV23 0NU	Demolition of existing buildings and construction of 7No. residential bungalows and associated works.
<i>R16/0391 Approval of Details 18.03.2019</i>	Barn off Frankton Lane Highfield Frankton Rugby CV23 9PP	Submission of details to vary condition 2 (drawings related to elevational details and floor plans) pursuant to planning permission reference R13/2275, for the proposed conversion of barns to a dwelling, granted on 15/10/2014 (Discharge of Conditions 5, 7 and 15)
<i>R18/1099 Approval of Details 18.03.2019</i>	The Coal Yard High Street Ryton on Dunsmore CV8 3EY	Demolition of existing buildings and erection of 14 no. dwellings and associated works including car parking and landscaping.(resubmission of a previously approved scheme under planning permission ref R14/0409 for the erection of 14 No. dwellings and associated works granted 8th August 2014)

<i>R17/1249 Approval of non-material changes 18.03.2019</i>	39-41 Bilton Road Rugby CV22 7AN	Erection of 2no. Dwellings together with associated works
<i>R18/2252 Approval of non-material changes 18.03.2019</i>	43 Bilton Road Rugby CV22 7AN	Proposed new dwelling to the rear of 43 Bilton Road, with access on to Park Lane.
<i>R18/1102 Approval of non-material changes 19.03.2019</i>	Brickhill Farm Birdingbury Road Leamington Hastings CV23 8DY	Conversion of brick built stables to residential dwelling including new pitched roof and single storey extension.
<i>R13/1401 Approval of non-material changes 21.03.2019</i>	Fields South of Black Spinney adjacent to A5 Watling Street Churchover Rugby	Provision of a ground mounted solar PV park of up to 12MWp comprising 2 substations, electrical cabins, storage cabin, solar arrays, perimeter fencing and gates, CCTV poles and cameras, access tracks and a new highway junction.
<i>R16/1253 Approval of non-material changes 21.03.2019</i>	South Lodge 10 Rugby Road Dunchurch Rugby CV22 6PL	Conversion of garage into ancillary annex including provision of glazed covered walkway and erection of shed within rear garden
<i>R17/0946 Approval of Details 21.03.2019</i>	40 North Road Clifton Upon Dunsmore Rugby CV23 0BN	Extension to dormer window to front elevation
<i>R19/0217 Approval of non-material changes 26.03.2019</i>	30 High Street Rugby CV21 3BW	Change of use from A1 (retail) to an open use class of A1 (retail); A2 (office); A3 (restaurants); A4 (drinking establishments); A5 (hot food takeaway); D1 (non-residential institution) and D2 (assembly and leisure) including both internal and external alterations to the premises.
<b>Approval of reserved matters</b>		
<i>R18/1670 Approval of reserved matters 22.03.2019</i>	Land adjacent 15 Parkfield Road Newbold Rugby CV21 1EW	Application for Reserved Matters for the erection of 14 dwellings relating to access, appearance, landscaping, layout and scale against outline planning permission R14/2338 (Outline application for residential development)

		of up to 14 houses)
<b>Withdrawn</b>		
<i>R18/1659 Withdrawn 22.03.2019</i>	233 Hillmorton Road Rugby CV22 5BD	Alternative vehicular access point from the highway, and new boundary treatment.
<i>R17/2088 Withdrawn 26.03.2019</i>	Mangrove Filling Station Mangrove Service Area London Road Birdingbury CV23 9LG	Proposed extension of hardstanding to provide additional lorry parking and erection of timber framed storage building