



25 February 2019

PLANNING COMMITTEE - 6 MARCH 2019

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 6 March 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.

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of the meeting held on 6 February 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 – 10 January 2019 – 6 February 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 – 12) 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). Any specific queries concerning reports should be directed to the listed contact officer.

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

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

Planning Committee – 6 March 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

Item	Application Ref Number	Location site and description	Page number
1	R18/0032	Clifton Cruisers, Clifton Wharf, Clifton upon Dunsmore, Rugby Variation of conditions 7 (construction management in relation to vehicular access and parking), 15 (fencing, decking and hardstanding), 16 (track road), 17 (location of permanent moorings) and 18 (mooring location plan) of planning permission reference number R16/2449 (Retrospective planning permission for the re-opening of disused canal arm to allow 25 no. additional moorings of which 6 are permanent residential moorings, relocation of ancillary office building, laying of access track and associated works, dated 07 September 2017), including limited parking provision.	3
2	R18/0384	Rugby Conservative Association, 2 Castle Mews, Rugby, CV21 2XL External works to existing office building, including alterations to chimneys, window bar removal and glazing and the installation of bollards.	21

Reference number: R18/0032

Site address: Clifton Cruisers, Clifton Wharf, Clifton upon Dunsmore, Rugby

Case Officer: Chris Davies 01788 533627

Description: Variation of conditions 7 (construction management in relation to vehicular access and parking), 15 (fencing, decking and hardstanding), 16 (track road), 17 (location of permanent moorings) and 18 (mooring location plan) of planning permission reference number R16/2449 (Retrospective planning permission for the re-opening of disused canal arm to allow 25 no. additional moorings of which 6 are permanent residential moorings, relocation of ancillary office building, laying of access track and associated works, dated 07 September 2017), including limited parking provision .

History:

R16/2449 Retrospective planning permission for the re-opening of disused canal arm to allow 25 no. additional moorings of which 6 are permanent residential moorings, relocation of ancillary office building, laying of access track and associated works. Approved 07/09/17

NB – Out of a total of 20 Conditions applied to this decision, 5 form the basis of this application.

Proposal:

Following the granting of the above planning permission in 2017, complaints were received in relation to the way in which the development was being carried out. This application to vary 5 of the 20 conditions applied in 2017 covers the issues raised in the complaints.

Members are respectfully advised that whether they are minded to approve or refuse the variation of these conditions, the principle of development has already been established, and so the Local Planning Authority (referred to hereafter as “the LPA”) does not have the power or authority to require the canal arm, moorings or associated use of the site to cease altogether. Neither can the LPA require the land to be reverted back to its former state as it was before the canal arm was reopened.

Relevant Information:

This application has been brought before the Planning Committee for consideration at the request of Councillor Leigh Hunt.

The applicant is applying to vary Conditions 7, 15, 16, 17 and 18. These variations relate to:-

- Condition 7 - Access to the route around the new canal arm (including controlling parking within the site),
- Condition 15 - Fencing, decking and hardstanding on an around the mooring points along the new canal arm. This would involve a combination of removing existing hard landscaping features, installing a more uniform system of steps and paths adjacent to the mooring points, and reducing/relocating fencing such that it does not “parcel” sections of the canal bank in a way that makes it look like each mooring has a “garden”.
- Condition 16 - Establishing that the track leading to and from the canal arm and Station Road shall be used for access and vehicle movements, but only in association with the established farming activities taking place on land to either side of the canal arm, and not as a thoroughfare in relation to either the canal arm or its use for purposes relating to the mooring and occupation of canal boats.
- Condition 17 - Relocation of the positioning of the permanent residential mooring sites within the new canal arm.

Condition 18 - In connection with the requirements of Condition 17.

Technical Consultation Responses:

Please note that as this agenda report is being publicised prior to the expiry of the final reconsultation period on 01 March 2019, any comments received between 15 February 2019 and the Planning Committee on the evening of 06 March 2019 will be presented verbally as part of the Case Officer's presentation at the Planning Committee meeting.

Canals and Rivers Trust - Discussions have taken place between the Case Officer and the Canals and Rivers Trust, and they have been formally consulted as both a technical consultee and as neighbours (as they are owners/have rights over the canal). They have verbally confirmed their support for activities to encourage the use of the canal, but at the time of submitting the report they had not followed this up in writing. The Case Officer will therefore update the Planning Committee on any further comments received between the publishing of the agenda at the Planning Committee meeting.

WCC Highways - Discussions have taken place between the Case Officer and the representative for WCC Highways regarding the proposed variations. It has been established that none of these conditions would affect the part of the site access that comes within the jurisdiction of WCC Highways (i.e. the point between the main car park and Vicarage Hill). WCC Highways have therefore confirmed that they have no Objections, and would not wish to change or add any stipulations to the conditions beyond making sure that the varied wording for Condition 16 is enforceable (which it would be if approved by Members in the recommended format).

WCC Ecology - No objections or restrictions have been requested, but they have recommended that an informative note be added re amphibians and reptiles. This could easily be added to the existing informatives as part of the re-issued decision including the variations to the abovementioned conditions (if approved by Members).

Environmental Health - They have advised that they have no comments to make on the matter.

Legal Department - Confirmed that the appeal dismissal did not mean that the planning permission was no longer valid, and that use of the canal arm could not therefore be prevented on this basis. Clarified that as the planning permission still remained it was lawful to apply to vary conditions relating to it. Confirmed that delaying sending the application to the Planning Committee to further extend consultation times would allow an appeal against non-determination.

Parish/Ward Consultation Response:

Please note that as this agenda report is being publicised prior to the expiry of the final reconsultation period on 01 March 2019, any comments received between 15 February 2019 and the Planning Committee on the evening of 06 March 2019 will be presented verbally as part of the Case Officer's presentation at the Planning Committee meeting.

Parish

After raising concerns (initially via emails from Councillor Hunt, but then also via emails directly from their Chair and Clerk in the form of a summary of their meeting of 04 February 2019) over the implications of varying the conditions and a lack of understanding regarding Condition 7 in particular, the Parish Council requested additional information be submitted to clarify what was being asked for and how it would be achieved. This was done, and the Parish Council were

consulted again on these additional details (as were all other parties who had been consulted previously and/or had already submitted comments).

In the meantime they submitted a more formal response to the initial consultation by email on 06 February 2019, making it clear that “this is not a definite response as it is understood that the application has been amended further”. Their key points were (and please note that sections in inverted commas are direct quotes taken from the Parish Council’s correspondence to the Case Officer):-

- That approximately 40 members of the public had attended their meeting on 04 February, including what were initially thought to be 26 tax paying residents (although they included a note to say that they had since had it confirmed that there were 15 tax paying residents).
- In relation to Condition 7 “it was contended that the failure to implement Condition 7 means that the planning permission to which the application is subject is no longer valid”. Their reasons for this stance were given as being:-
 1. The officer report for the original application referred to the site as being in “open countryside”, and that Condition CS16 of the adopted Core Strategy says that development in this type of area would only be allowed where “proposals are of a scale, density, and design that would not cause any material harmto the area”.
 2. The same report considered that the development would not cause “adverse impacts that would warrant refusal as it would be possible to mitigate against any impactsecured through conditions to ensure that this is delivered”
 3. Condition 7 in part required the submission within 1 month of details that included removal of “the vehicular access track around the canal arm”, and an appeal against this condition was dismissed.
 4. Compliance with Condition 7 was “clearly fundamental and without it it can be assumed that permission would not have been granted”. The 1 month compliance period passed, and in dismissing the appeal the Inspector didn’t impose any varying of the condition. The Parish Council felt that “The planning permission for the use of the canal arm has therefore ceased to exist and the use of the site is unauthorised”. On this basis, they felt that the application to vary Condition was “unacceptable and, it is believed, can only be refused”. However they noted that this decision received much criticism at the meeting, and it was “made clear that they didn’t have the latest information”.
- They stated that it would not be possible to comment fully before the Parish Council’s next scheduled meeting on 04 March 2019 as “It would not be possible to bring a quorate of members together prior to that date due to the half term school holidays”. They therefore formally requested that the date for their comments be delayed until after their March meeting.
- They said that one of the reasons given for the changes were to support the needs of “registered disabled residents” but no details of medical needs had been supplied, and this had been required “when a house was built in the village for disabled use”.
- The Parish Council also asked for clarification on which conditions were being consulted on, as Conditions 15, 16, 17 and 18 were identified on the application form, but Conditions 7 and 20 were referred to on the covering letter.
- Their comments ended with a note that DisabledBoaters.org, who have supported the application, “is a Facebook site that is maintained by one of the boating residents, is not a registered charity, a headed letter from this person has been added as supplementary information to the application and has canvassed support for the application nationally from their c.300 FB supporters”. They also commented that “It was recognised that some of those who stated they had written to RBC to support the application have no investment or vested interest in Clifton Upon Dunsmore itself and no weight should be given to these”.

When reconsulted on the amended plan and additional information submitted, The Parish Council again requested an extension of time to the already extended 21 day consultation period allowed for additional comments, which expires on 01 March 2019, so that they could

wait until their next scheduled meeting on 04 March 2019 to discuss it; they initially suggested they would be able to comment straight after their meeting, and the LPA agreed to this on the proviso that they submit initial comments in advance for inclusion in the agenda report in order to give an indication of what was likely to be raised in the additional comments they would be asking the Case Officer to include in the verbal presentation to the Planning Committee during the meeting on 06 March 2019.

A further email was received on 09 February 2019 advising that the Parish Council now wanted an extension to the consultation period until 08 March 2019 for their comments to be submitted. Given the rescheduled date for the Planning Committee meeting (now timetabled for 06 March 2019), the Case Officer advised that this would not be possible.

Ward

Councillor Hunt, in her capacity as sole Ward Councillor for this application, has had multiple email conversations including discussions with the applicant, the Case Officer, The Head of Growth and Investment and the Executive Director of the Council, both on behalf of herself and on behalf of the Parish Council.

These emails included Councillor Hunt formally requesting that the application be considered by the Planning Committee, on the grounds that she considered the development to be:-

- Not in accordance with the intent of the original planning permission
- Over-development of the site
- Urbanisation of a rural area
- Noise and disturbance to neighbours
- Inappropriate development in open countryside

Councillor Hunt also requested and attended a meeting with the Case Officer, to which she also invited a representative of the Parish Council, to voice her initial concerns following the first phase of consultation and her objections to the development of the canal arm in general.

During the course of the emails from and the meeting with Councillor Hunt, it has been established that the Councillor's key concerns were (and please note that sections in inverted commas are direct quotes taken from the Councillor's submitted email correspondence):-

- That the opening and operation of the new canal arm represented an inappropriate development in open countryside.
- That rather than considering varying Condition 7, the lack of compliance with it meant that the development as a whole was unauthorised and the request to vary conditions should therefore be rejected. Councillor Hunt stated that "I am, therefore, at a loss to understand how a variation can be sought against a condition to a planning permission that does not exist, since the conditions of that permission were not met".
- That "Surely what is required at this stage is a new application for the site as a whole?".
- That the original planning permission was applied for after works were started on the canal arm unlawfully and without consent, and following prolonged enforcement involvement.
- That when the Planning Committee members who were serving in 2017 voted to approve the original application, they "were very clear that they did not want to see vehicles allowed along the side of the newly excavated canal arm".
- That a previous application to discharge Condition 7 (which relates to the use of the towpath and vehicular movements) had been refused, and that in dismissing the subsequent appeal the Inspector stated that "the proposals would harm the character and appearance of the area". Councillor Hunt then interpreted this as meaning that "At this point, therefore, there was no planning permission in place since the Inspector did not set any time limit for new proposals to be brought forward and clearly intended to draw a line under the matter".
- That parking around the canal arm was not something that was intended to be supported when the original planning application was granted.

Councillor Hunt also sought clarification on where fencing was now being proposed to be located, on what was going to be done to address the use of the canal side as private garden spaces, what would happen with regards to the unauthorised structures that had been erected by some of the mooring points, what would be done to monitor compliance if the variations were approved, and the implications of the dismissed appeal on the validity of the planning permission.

Neighbour Consultation Responses:

A total of 41 letters were received from residents and people who had an interest in the application. This included 3 letters of objection from three separate addresses, one letter that did not either express objections or support but did comment on the proposal, 16 letters of support from local residents (including both occupants of boats moored at Clifton Wharf *and* occupants of dwellings in the village), and 22 letters of support from people who did not live locally but had used the Clifton Wharf facility in various ways for many years (mostly to moor/store their own boats or as a holiday destination).

Please note that as this agenda report is being publicised prior to the expiry of the final reconsultation period on 01 March 2019, any comments received between 15 February 2019 and the Planning Committee on the evening of 06 March 2019 will be presented verbally as part of the Case Officer's presentation at the Planning Committee meeting.

Objections to the proposal related to:-

- The visual impact and appearance of the canal arm and the activities that took place on it.
- The unauthorised activities and non-compliance with conditions that had historically occurred in relation to the canal arm.
- The continuing use of the route around the canal arm for the access and parking of vehicles, and the movement of vehicles within a countryside and agricultural environment. This included the provision of a car park.
- The development of a countryside environment.
- Noise, smoke and light pollution caused by the use of the canal arm for mooring.
- The intensification in use of the site.
- The use of signs around the canal arm.

The need for access by emergency vehicles and disabled boaters was also questioned.

Support for the scheme included:-

- Supporting and encouraging the regeneration of the canal in the area.
- Increased trade arising from tourism being encouraged and how it benefitted local businesses.
- That the facilities provided within the site and that the staff were friendly and welcoming.
- The fact that long term/permanent moorers at the site paid Council Tax in the same way as those occupying houses in the village.
- That the site provided local employment and jobs.
- That reopening the canal arm represented the history and heritage of the area being regained and preserved for future generations to appreciate.
- That agricultural activities could and did still take place around the canal arm, so reopening it had not led to a loss of them.
- That they were happy to support the expansion of a local business that was vital to the village.
- That the site was actively encouraging access for disabled people to live and visit.
- That the residents living on the boats that the right to be able to access their homes in the same way that occupants of houses in the village could do, and that this was supported by national legislation.
- That Clifton Cruisers was an established business and there was a long history of businesses related directly to the canal and the site in this location.

- That the boating community were friendly and were seeking to live their chosen lifestyle peacefully.
- That the people living on the boats should be treated inclusively as they are residents of Clifton too.

Planning Policy:

Members are respectfully advised that, as this is a variation of conditions application, the relevant policies under consideration are limited solely to those that directly relate to the 5 conditions subject of the application. Policies that relate to the development principle or matters not covered by these 5 conditions **cannot** be considered.

In the intervening time between the determination of the original application and this application to vary the 5 conditions being submitted, the Emerging Local Plan has been created and is now in the final stages of being adopted. The policies within this emerging document must therefore also be considered as they carry significant weight (see below for further explanation). This approach accords with Paragraph 48 of the National Planning Policy Framework March 2018.

National Planning Policy Framework March 2018 (NPPF)

Section 2: Achieving sustainable development Complies

Section 8: Promoting healthy and safe communities Complies

Rugby Borough Core Strategy 2011

CS16: Sustainable Design Complies

Rugby Borough Local Plan 2006 Saved Policies

E6: Biodiversity Complies

Rugby Borough Local Plan Draft Publication 2011-2031:

HS1: Healthy, Safe and Inclusive Communities Complies

NE3: Landscape Protection and Enhancement Complies

SDC1: Sustainable Design Complies

SDC 2: Landscaping Complies

D1:Transport Complies

D2: Parking Facilities Complies

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.

Considerations:

As advised above, the scope for consideration in this case is limited solely to the effects of varying the 5 identified conditions. Therefore the *principle* of the development to which these conditions relate cannot form part of the consideration or determining process.

Condition 7

The original wording for Condition 7 was as follows:-

Within one month of the date of this permission, full details of the construction methodology for the re-profiled banks to the extended canal arm, together with a detailed scheme for the removal of the existing track road as shown on the submitted site plan no. 284-100Rev F dated

15th January 2015 and replacement with a tow path alongside both sides of the canal arm, shall be submitted to and approved in writing by the Local Planning Authority. The required details shall also include a timetable for completion of the works and thereafter the works shall be completed in full accordance with the approved details and timetable for completion.

The intention of this condition was to ensure that clarification was provided regarding the finished purpose of the route around the newly reopened canal arm, as well as setting a timeframe for the completion of the works required to achieve this.

As Members will be aware, this condition was not discharged, and works were undertaken that did not wholly comply with the purpose of this condition.

The applicant, through discussions with the LPA, has now set out an alternative solution to this aspect of the development. This solution would enable a limited amount of vehicular access to the site, whilst giving the LPA greater control over how this access is achieved and utilised. As part of this solution, works would be undertaken to reduce the present width and use of the access and incorporate an increased element of soft landscaping.

The proposal is to reduce the width of the access route such that it is only just wide enough to permit access by vehicles, and not wide enough to accommodate the parking of vehicles for extended periods adjacent to any of the mooring points. As part of this arrangement, a small and limited area at the end of the canal arm would be utilised for the parking of vehicles to prevent the need for inappropriate parking elsewhere around the canal arm. Access and parking would be limited to those people requiring access to their boats due to limited mobility and/or health related requirements, but would allow sufficient access for emergency vehicles in the event of a critical issue on or immediately adjacent to the canal arm.

As part of this arrangement it is proposed to display small advisory signs at strategic points around the canal arm, reminding people of the need to avoid parking adjacent to the mooring points apart from when briefly stopping to allow qualifying individuals to access their boats safely and/or drop off items (after which the vehicles must either be moved to the designated parking area (if permitted to use it) or be removed from the site altogether).

The applicant has submitted an amended plan prescribing where the signage and parking must be located. Approving the variation of this condition (which would include specific reference to this plan) would enable the LPA to strictly control the method and type of vehicular access. Any prolonged parking adjacent to the mooring points, and/or use of the vehicular access by people who do not have a qualifying need to do so, could therefore be easily identified and enforced against. This would give the LPA greater control and ability to take action than the existing condition allows. It would also, by specifying where and how to use the vehicular access allowances, enable the easy identification of any breaches to this condition, thereby improving the expediency with which the LPA could act in the event of such a breach taking place.

Varying the condition would also enable the resolution of outstanding issues to do with the current width of the access route, which is the primary reason the LPA Enforcement Team were taking action for non-compliance with the existing Condition 7. It would also enable the applicant and the LPA to meet their obligations to ensure that the site makes a more positive contribution to the visual landscape of the area, is accessible by people of all abilities, and promotes an inclusive community.

It is therefore recommended that Members approve the variation of the wording of Condition 7, such that it reads as follows:-

By no later than 06 May 2019, the existing track road shall be reduced in width and modified in accordance with amended drawing number 12118-HBA-DR-A-0001 Revision A (received by the Local Planning Authority on 05 February 2019), and the landscaping enhancements identified

on that same plan shall be completed by no later than the next planting season following completion of the works to the access road and parking area. The access road, parking area and landscaping shall thereafter be retained, utilised and maintained in accordance with the details hereby approved.

REASON:

In the interests of visual and residential amenity, to ensure the proper development and use of the site, and for the avoidance of doubt.

Varying Condition 7 in this way would ensure that the ongoing use and operation of the site complied with Policy CS16: Sustainable Design of the Rugby Borough Core Strategy, Emerging Policies HS1: Healthy, Safe and Inclusive Communities, NE3: Landscape Protection and Enhancement, SDC1: Sustainable Design, SDC 2: Landscaping, D1:Transport, and D2: Parking Facilities of the Rugby Borough Local Plan Draft Publication 2011-2031, and guidance set out in Sections 2: Achieving sustainable development and Section 8: Promoting healthy and safe communities of the National Planning Policy Framework 2018.

Condition 15

The original wording for Condition 15 was as follows:-

Within 3 months of the date of this permission, all fencing, decking and hardstanding areas around any moorings shall be permanently removed unless otherwise agreed in writing by the Local Planning Authority.

As Members will be aware, there are currently ad hoc examples of varying types of hard surfacing and fencing adjacent to the mooring points around the canal arm. This is in breach of the current condition, and the LPA Enforcement Team are working with the applicant to remove unacceptable examples from the site.

A health and safety issue has been identified relating to the need for people of limited mobility needing to be able to access the boats in all weathers. Currently many of the mooring points have loose materials or just grass/mud at the point where a person would board or disembark between the canal side and the boats. This has resulted in issues with people being able to safely enter or leave their boats, especially over the winter when the ground has been wet and slippery. It has also led to the installation of mismatched arrangements of steps and surfacing solutions in an attempt to resolve these safety issues.

Some of the moorers have also created areas that appear more like private gardens, including the erection of various types of screens and fences and the siting of small structures and garden furniture.

The LPA's Enforcement Team have been working with the applicant to resolve these issues in a manner that would create a more uniform and appropriate appearance to the site. The most appropriate solution would be to install matching steps and/or pathways for each mooring point, with safety rails next to them to ensure that they are safe to use. The areas adjacent to these paths would all be treated using the same method (most likely by grass seeding them, possibly including the temporary use of artificial grass or another suitable temporary surface material to improve the appearance whilst the grass grows). These grassed areas would be made to appear more like natural bankside features by reducing and controlling fencing and using the same fencing style for every mooring point.

It is proposed to install a single fence alongside the access route. This would have the appearance of the existing agricultural fencing already located around the adjacent fields, but with the exclusion of the use of barbed wire (for obvious safety reasons).

The application of these above methods would significantly improve the overall appearance of the site, and considerably reduce its visual impact. By limiting the style and location of these methods, it would also make it much easier for any future breaches of the scheme to be identified and swiftly acted against in the future by clearly identifying what is acceptable and how it should be achieved. This in turn would mean that the LPA had greater powers to control this element of the site, and therefore enable them to take any necessary Enforcement action swiftly and precisely.

Varying the condition would also enable the resolution of outstanding issues to do with the current plethora of unauthorised fences, enclosures, surfaces and other features present on the site, which is the primary reason the LPA Enforcement Team were taking action for non-compliance with the existing Condition 15. It would also enable the applicant and the LPA to meet their obligations to ensure that the site makes a more positive contribution to the visual landscape of the area, is accessible by people of all abilities, and promotes an inclusive community.

It is therefore recommended that Members approve the variation of the wording of Condition 15, such that it reads as follows:-

By no later than 06 April 2019, all unauthorised fencing, decking and hardstanding shall be removed from the site. Then by no later than 06 May 2019 the new fencing, steps, handrails and surface treatments shall be installed in accordance with details shown on amended drawing number 12118-HBA-DR-A-0001 Revision A (received by the Local Planning Authority on 05 February 2019) unless otherwise agreed in writing by the Local Planning Authority prior to this date. The fencing, steps, handrails and surface treatments shall thereafter be retained and maintained in accordance with the details hereby approved.

REASON:

In the interests of visual and residential amenity, to ensure the proper development of the site, and for the avoidance of doubt.

Varying Condition 15 in this way would ensure that the ongoing use and operation of the site complied with Policy CS16: Sustainable Design of the Rugby Borough Core Strategy, Emerging Policies HS1: Healthy, Safe and Inclusive Communities, NE3: Landscape Protection and Enhancement, SDC1: Sustainable Design and SDC 2: Landscaping of the Rugby Borough Local Plan Draft Publication 2011-2031, and guidance set out in Sections 2: Achieving sustainable development and Section 8: Promoting healthy and safe communities of the National Planning Policy Framework 2018.

Condition 16

The original wording for Condition 16 was as follows:-

Within 3 months of the date of this approval the track road, leading to the public highway D3117 Station Road, shaded in grey on the approved plan D06/030A shall be removed and the land reinstated to grazing land.

The applicant farms land to either side of this track road, and uses it to move animals, feed and other associated resources from one piece of farming land to another. In order to enable him to continue to do this, the applicant proposes to install and use a farm gate at the end of the track road which lies adjacent to the canal arm. This gate would remain closed unless needed to allow agricultural access **only**.

Concern has been raised over the LPA's ability to monitor and enforce such an arrangement. As Planning and Enforcement Officers acting on behalf of the Council have a right to access any site at any reasonable date and time in order to investigate a potential misuse or breach, any reports of such an occurrence could easily be investigated. If there is sufficient evidence that the gate is being used to provide access for purposes not directly related to agricultural

operations on the adjacent land, then enforcement action could and would be taken to prevent and/or cease such an event. This could include taking direct action at whatever level of severity is deemed by the LPA to be appropriate and necessary to resolve the issue.

In order to make the condition enforceable, it would be necessary to specify within the wording of the condition the instances in which access *would* be considered acceptable. It is also necessary to give a prescribed timescale in which this specified use must commence and any non-specified use ceased.

It is therefore recommended that Members approve the variation of the wording of Condition 16, such that it reads as follows:-

With immediate effect, access to and from the track road leading to the public highway D3117 Station Road and the development site shall cease except for purposes directly related to the agricultural activities undertaken on the agricultural land immediately adjacent to the development site. At no time shall the track road be used to facilitate access by any person or persons for purposes relating to the use, operation or occupation of the development site without the prior written permission of the Local Planning Authority. To ensure that access is appropriately controlled, by no later than 06 March 2019 a secure gate shall be installed at the point where the track road meets the development site, and shall thereafter be kept securely locked to prevent access except for agricultural activities as detailed within this condition unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure the proper use of the track road, and for the avoidance of doubt.

Varying Condition 16 in this way would give the LPA ongoing and practical means to directly restrict and control the use of the track road, and the power and means to take appropriate enforcement action in the event that it is used for purposes other than in accordance with the condition. In order to monitor this, the LPA could exercise its right to access the land at any reasonable date and time to assess the use of the track road.

Therefore by varying Condition 16 as recommended and undertaking monitoring of both of them as and when deemed necessary, the LPA could ensure that the ongoing use and operation of both the site and the access road were appropriately and effectively controlled from now on.

Conditions 17 and 18

The original wording for Condition 17 was as follows:-

Within 2 months of the date of this permission, the 6 permanent residential moorings hereby approved shall be located adjacent to the existing canal arm/boat yard area unless otherwise agreed in writing with the Local Planning Authority.

The original wording for Condition 18 was as follows:-

Notwithstanding any details on the approved plans, within 2 months of the date of this permission, a detailed plan shall be submitted to the Local Planning Authority showing the 25 moorings in situ in the re-opened canal arm with the 6 permanent residential moorings being located adjacent to the existing canal arm/boat yard.

These two conditions were intended to work in tandem with each other, with the shared intention of providing a means of controlling the proper occupation of the canal arm and to prevent the permanent occupation of more than the approved number of boats moored within the new canal arm.

As members will be aware, concerns have been raised that the permanent mooring of boats is not occurring in the locations intended at the time of granting the original consent. One of the

key reasons for this concern has related to the way in which the canal side adjacent to the mooring points was being altered by those living aboard the boats.

As previously discussed, the method in which the canal side aesthetics can be appropriately managed and controlled can be through the variation of the wording of Condition 15. This would address the external signs of the permanent or longer term occupation of the boats and in so doing would also address the concern over the impact of permanent residency on the visual character of the area.

As regards the actual location and number of the permanent moorings, with a reduced and formalised external appearance to all mooring points around the canal arm the LPA consider that the potential visual impact of locating the permanent moorings in locations other than immediately adjacent to the established moorings on the older section of the canal arm is lessened. It is therefore considered that the request of the applicant to locate permanent moorings elsewhere within the new canal arm should be considered.

Obviously the number of permanent moorings still needs to be tightly controlled, so it is still proposed to prescribe the number within a specifically worded condition. In order to ensure that such a requirement is adhered to, the LPA could vary condition 17 to require the submission of a plan identifying the location of the permanent mooring points, and a requirement that no other mooring points were to be used for that purpose without the prior written agreement of the LPA.

It is therefore recommended that Members approve the variation of the wording of Condition 17, such that it reads as follows:-

By no later than 06 April 2019, and notwithstanding the details on amended drawing number 12118-HBA-DR-A-0001 Revision A (received by the Local Planning Authority on 05 February 2019), a detailed plan that identifies the permanent location of the 6 permanent mooring points within the new canal arm shall be submitted to the Local Planning Authority for approval. Permanent residential occupation of boats mooring within the new canal arm shall not take place thereafter other than in accordance with the locations approved by the Local Planning Authority without their prior written approval.

REASON:

To ensure the proper use and occupation of the development site, and for the avoidance of doubt.

It is possible that, in order to comply with the varied Condition 17, existing permanently occupied boats will need to be relocated. It would also be necessary to ensure that the number of permanently occupied boats does not exceed the total specified by the LPA, which could mean that if there are more than the prescribed number of boats already being permanently occupied then one or more will need to be removed from the new canal arm or prevented from being used as permanent residences. Clearly a reasonable amount of time needs to be allowed for this to take place, particularly if it is necessary to reduce the number of boats being used as permanent residences, as the owners/occupants would need to be able to find alternative moorings sites or accommodation and have time to make and carry out the necessary arrangements to enable them to relocate.

In order to give the LPA the means of controlling the *number* and *location* of these permanent moorings within the new canal arm, both now and in the future, it is therefore recommended that Members approve the variation of Condition 18 such that it reads as follows:-

By no later than 06 June 2019, there shall be no more than 6 boats moored within the new canal arm that are permanently occupied and used as a place of residence at any time. These shall not be located other than in accordance with Condition 17 of this permission.

REASON:

In the interests of residential amenity, to ensure the proper use and operation of the canal arm, and for the avoidance of doubt.

The combined effect of varying these two conditions as recommended would be that the LPA would be able to more effectively control both the number and location of boats used as permanent residences. It would not introduce any level of ambiguity, but would enable some or all of the existing permanent residents moored on the new canal arm to remain in their current mooring positions. Allowing this would not result in a detrimental visual impact on either the surrounding area or for the residents of the houses that overlook this area because the LPA would also have the powers of the varied Condition 15 to prevent unacceptable external signs that they are permanently being occupied.

It would be an easy task to monitor occupancy of the mooring points, as the LPA has a right to request sight of the applicant's mooring agreements for each mooring point. Such mooring agreements will include details of the duration of occupation, so it would be clear to see which are being used intermittently for leisure purposes and which are being occupied on a permanent basis. The applicant has already agreed to this arrangement, and has also offered to include within the mooring agreements the terms within which each mooring point must be used.

The LPA considers this to be a reasonable compromise between the desire of the applicant to allow the location of permanently occupied moorings to be more interspersed around the new canal arm, whilst still retaining the LPA's powers and ability to control this number and prevent future unauthorised relocations.

Conclusions

The variation of these 5 conditions as detailed in this report will not result in the loss or reduction of the LPA's ability to control and/or rectify unauthorised activities on this site. Indeed the new wording will more explicitly detail what is expected of the applicant and what he is required to do.

By varying these conditions the LPA will be able to directly address the concerns of neighbouring residents, as well as meet the needs of the village residents who occupy the 6 permanent mooring points and the people who use the remaining parts of the canal arm and surrounding area for leisure purposes.

The variations will also enable an established local business to continue to flourish, whilst ensuring that present and future operations will not have a detrimental impact that would affect existing or future residents of the village.

Recommendation:

Members are respectfully recommended to approve the variation of Conditions 7, 15, 16, 17 and 18 as detailed in this report.

DRAFT DECISION

APPLICATION NUMBER

R18/0032

DATE VALID

07/02/2019

ADDRESS OF DEVELOPMENT

Clifton Cruisers
Clifton Wharf
Clifton upon Dunsmore
Rugby
CV23 0EY

APPLICANT/AGENT

Mr Robert Over
Clifton Cruisers
Clifton Wharf
Clifton Upon Dunsmore
Rugby
Warwickshire
CV23 0EY

APPLICATION DESCRIPTION

Variation of conditions 7 (construction management in relation to vehicular access and parking), 15 (fencing, decking and hardstanding), 16 (track road), 17 (location of permanent moorings) and 18 (mooring location plan) of planning permission reference number R16/2449 (Retrospective planning permission for the re-opening of disused canal arm to allow 25 no. additional moorings of which 6 are permanent residential moorings, relocation of ancillary office building, laying of access track and associated works, dated 07 September 2017), including limited parking provision .

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

This permission shall be deemed to have taken effect on 6th September 2017.

REASON:

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

CONDITION 2:

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

D06/001 E,

D06/030A - (OTHER THAN THE ROAD SHOWN IN GREY - see condition 16)

D06/031A - (OTHER THAN THE ROAD SHOWN IN GREY)

D06/033A - (OTHER THAN THE ROAD SHOWN IN GREY)

284-100 Rev F

D06/050A

284.101 Rev B

284-203 Rev A

284-201

170428-01 and

CCC1PP01

and the details received in document PR/WA5090P dated 2nd May 2017

REASON:

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

CONDITION 3:

Notwithstanding the approved plans, there shall be no access or egress for motor vehicles between the existing and proposed canal arm and boatyard, and the public highway D3117 Station Road.

REASON:

In the interest of highway safety.

CONDITION 4 HAS BEEN COMPLIED WITH:

Within three months of the date of this permission, a visibility splay shall be provided to the north-east of the existing vehicular access to the site from the public highway C213 Vicarage Hill, with an 'x' distance of 2.4 metres and a 'y' distance of 90 metres to the near edge of the public highway carriageway. 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:

In the interest of highway safety.

CONDITION 5:

The re-opened section of canal arm hereby permitted shall be used for the mooring of a maximum of 25 boats, no more than six of which shall be used as permanent residential accommodation. The re-opened section of canal arm shall be used for the mooring of boats in private ownership only, and shall not at any time be used for the mooring of boats for public hire or timeshare boats.

REASON:

In the interest of highway safety.

CONDITION 6:

All tree and hedge planting detailed within drawing no. CCC1PP01 (dated 28-7-17) must be planted in the 1st planting season following completion of construction. If within a period of 10 years from the date of planting of any tree/hedge that tree, or any tree/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/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:

To maintain and enhance continuity of tree/hedge cover within the local landscape.

CONDITION 7 SHALL BE VARIED TO READ:

By no later than 06 May 2019, the existing track road shall be reduced in width and modified in accordance with amended drawing number 12118-HBA-DR-A-0001 Revision A (received by the Local Planning Authority on 05 February 2019), and the landscaping enhancements identified on that same plan shall be completed by no later than the next planting season following completion of the works to the access road and parking area. The access road, parking area and landscaping shall thereafter be retained, utilised and maintained in accordance with the details hereby approved.

REASON:

In the interests of visual and residential amenity, to ensure the proper development and use of the site, and for the avoidance of doubt.

CONDITION 8 HAS BEEN COMPLIED WITH:

Within 2 months of the date of this permission, full details of the strengthening works carried out to the Clifton Arm Bridge (Bridge No.63) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) Details on materials and methods of repair used;
- ii) an assessment of the impact of the works on the historical integrity and significance of the bridge.
- lii) Maintenance and management provisions for the bridge
- iv) Information on any further or remedial works considered necessary and a timetable for their implementation.

Thereafter all works shall be carried out and the bridge maintained in accordance with the approved details.

REASON:

To ensure that the works will not adversely impact on the stability of the canal arm in accordance with Paragraphs 120 & 121 of the NPPF and that the works do not have a harmful impact on the character, appearance and historical integrity /significance of the existing bridge in accordance with Policy CS16 of the Rugby Borough Core Strategy.

CONDITION 9 HAS BEEN COMPLIED WITH:

Within 2 months of the date of this permission details of a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority. This shall provide a programme of archaeological works and investigations to be undertaken along the reinstated canal arm and a timetable for completion of the works. A completion report detailing any findings and/or necessary mitigation

measures shall also be submitted to the Local Planning Authority in accordance with the approved timetable. The investigation and any mitigation works shall thereafter be undertaken in full accordance with the approved details.

REASON:

In order to ensure any remains of archaeological importance, which help to increase our understanding of the sites historical development are recorded, preserved and protected were applicable, in accordance with Policy CS16 of the Rugby Borough Core Strategy.

CONDITION 10 HAS BEEN COMPLIED WITH:

Within 3 months of the date of this permission an updated to the Geo-Environmental Assessment shall be submitted to the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until points (b) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.

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

c) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

REASON:

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

CONDITION 11 HAS BEEN COMPLIED WITH:

Prior to any further works on the site a Great Crested Newt survey shall be undertaken to determine if the species are present on the site. The results of the survey shall be submitted to the Local Planning Authority within 1month of being completed and if GCN are identified on the site full details of any necessary mitigation measures shall also be submitted for approval. Thereafter the works shall only proceed in accordance with the approved details.

REASON:

To ensure that any protected species on the site are properly identified and protected during the works in accordance with Policy CS14 of the Rugby Borough Core Strategy.

CONDITION 12:

The landscaping work will be timetabled and carried out to wholly accord with the Planting Plan CCC1PP01, dated 28/07/17, together with the management as outlined in "Section 4 Recommendations" of the document "Ecological Appraisal of North Oxford Canal (Clifton Arm),

Warwickshire, Issue 2" by Crossman Associates, and dated 24th May 2017. The tree and hedgerow planting scheme will thereafter be maintained in perpetuity .

REASON:

In accordance with NPPF, ODPM Circular 2005/06.

CONDITION 13:

Unless otherwise agreed in writing with the Local Planning Authority no generators shall be installed or used at any time on any moorings.

REASON:

In the interest of residential amenity.

CONDITION 14 HAS BEEN COMPLIED WITH:

No artificial lighting (illuminated service pedestals) shall be installed until full and precise details have been submitted to and approved by the Local Planning Authority. The approved scheme shall be constructed and installed in full accordance with the approved details and shall thereafter be maintained in full accordance with the approved details.

REASON:

In the interest of residential amenity

CONDITION 15 SHALL BE VARIED TO READ:

By no later than 06 April 2019, all unauthorised fencing, decking and hardstanding shall be removed from the site. Then by no later than 06 May 2019 the new fencing, steps, handrails and surface treatments shall be installed in accordance with details shown on amended drawing number 12118-HBA-DR-A-0001 Revision A (received by the Local Planning Authority on 05 February 2019) unless otherwise agreed in writing by the Local Planning Authority prior to this date. The fencing, steps, handrails and surface treatments shall thereafter be retained and maintained in accordance with the details hereby approved.

REASON:

In the interests of visual and residential amenity, to ensure the proper development of the site, and for the avoidance of doubt.

CONDITION 16 SHALL BE VARIED TO READ:

With immediate effect, access to and from the track road leading to the public highway D3117 Station Road and the development site shall cease except for purposes directly related to the agricultural activities undertaken on the agricultural land immediately adjacent to the development site. At no time shall the track road be used to facilitate access by any person or persons for purposes relating to the use, operation or occupation of the development site without the prior written permission of the Local Planning Authority. To ensure that access is appropriately controlled, by no later than 06 March 2019 a secure gate shall be installed at the point where the track road meets the development site, and shall thereafter be kept securely locked to prevent access except for agricultural activities as detailed within this condition unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure the proper use of the track road, and for the avoidance of doubt.

CONDITION 17 SHALL BE VARIED TO READ:

By no later than 06 April 2019, and notwithstanding the details on amended drawing number 12118-HBA-DR-A-0001 Revision A (received by the Local Planning Authority on 05 February 2019), a detailed plan that identifies the permanent location of the 6 permanent mooring points within the new canal arm shall be submitted to the Local Planning Authority for approval. Permanent residential occupation of boats mooring within the new canal arm shall not take place thereafter other than in accordance with the locations approved by the Local Planning Authority without their prior written approval.

REASON:

To ensure the proper use and occupation of the development site, and for the avoidance of doubt.

CONDITION 18 SHALL BE VARIED TO READ:

By no later than 06 June 2019, there shall be no more than 6 boats moored within the new canal arm that are permanently occupied and used as a place of residence at any time. These shall not be located other than in accordance with Condition 17 of this permission.

REASON:

In the interests of residential amenity, to ensure the proper use and operation of the canal arm, and for the avoidance of doubt.

CONDITION 19:

The moorings identified in the application site (other than the 6 permanent residential moorings) shall be purely restricted to the accommodation of privately owned boats and shall not accommodate any houseboats. The boats shall be used for recreational purposes only and not used as permanent residences.

REASON:

To ensure that there is adequate capacity to accommodate the boats on the canal and to prevent additional residential accommodation within the open countryside and in the interests of highway safety and residential amenity.

CONDITION 20:

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

REASON:

In the interest of visual amenity.

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 paragraphs 186 and 187 of the NPPF.

INFORMATIVE 1:

To enable the lighting scheme to be assessed the following information must be supplied to the LPA :

1. A statement setting out why a lighting scheme is required, and the frequency and length of use in terms of hours of illumination during the summer and winter.
2. A site survey showing the area to be lit relative to the surrounding area, the existing landscape features together with proposed landscaping features to mitigate the impacts of the proposed lighting.
3. Details of the make and catalogue number of any luminaires/floodlights.
4. Size, type and number of lamps fitted within any luminaire or floodlight.
5. The mounting height of the luminaires/floodlights specified.
6. The location and orientation of the luminaires/floodlights.

INFORMATIVE 2:

The applicant/site operator should consider keeping some temporary mooring spaces free on the existing canal arm or actual canal for owners of vessels who moor up during anti-social times/ or in emergencies to reduce the risk of noise to local residents between 23:00 to 07:00.

INFORMATIVE 3:

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

Monday - Friday 7.30 a.m. - 18.00 p.m.
Saturday 8.30 a.m. - 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

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

INFORMATIVE 4:

The applicant is advised that compliance with planning conditions does not necessarily prevent action from being taken by the Local Authority or members of the public to secure the abatement, restriction or

prohibition of statutory nuisance's actionable under the Environmental Protection Act 1990 or any other statutory provisions.

INFORMATIVE 5 :

The applicant / developer is advised to contact Martin Hime, Senior Estates Surveyor on 07826 513696 in order to ensure that any necessary landowner agreements / licences are obtained.

INFORMATIVE 6:

The applicant/developer is advised to contact the Osi Ivowi, Works Engineering Team on 01908 302 591 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust - Code of Practice for Works affecting the Canal & River Trust.

Reference number: R18/0384

Site address: Rugby Conservative Association, 2 Castle Mews, Rugby, CV21 2XL

Description: External works to existing office building, including alterations to chimneys, window bar removal and glazing and the installation of bollards.

Case Officer Name & Number: Lucy Davison 01788 533 696

Introduction:

This application has been reported to Planning Committee in accordance with the Scheme of Delegation as the applicant is an elected member- Cllr Jill Simpson-Vince.

This application seeks full planning permission for external works to the existing office building, including alterations to chimneys, window bar removal and glazing and the installation of bollards.

The building is mid-terrace and sits on Albert Street to the front and Castle Mews to the rear. There are two retail units to the front at ground floor level, offices at first floor and storage at the second floor level. The car park area for the building is accessed via Castle Mews.

The building is within the Rugby Town Centre conservation area however the property is not listed.

Planning History:

R06/2166/PACA Proposed single storey rear extension, external lighting and perimeter fencing and alterations to existing escape staircase. Approved 13th February 2007

Technical Responses:

WCC Highways No objection
WCC Ecology No objection subject to informatives

Third Party Responses

No comments have been received from:

Neighbours notified and no letters of representation have been received.

Relevant Planning Policy and Guidance

National Planning Policy Framework – 2018

Section 12: Achieving well-designed places

Section 15: Conserving and Enhancing the Natural Environment

Section 16: Conserving and Enhancing the Historic Environment

Core Strategy - 2011

Policy CS1: Development Strategy

Policy CS6: Development in Rugby Town Centre

Policy CS16: Sustainable Design

Saved Local Plan Policies

E6: Biodiversity

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. They carry weight, subject to recognising that some individual policies will have unresolved objections which may have less weight as a result. Although hearings have concluded, 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 GP2: Settlement Hierarchy

Policy TC1: Development in Rugby Town Centre

Policy SDC1: Sustainable Design

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

Additional Documents

Rugby Town Centre Conservation Area Appraisal

Determining Considerations

The main considerations in respect of this application are the principle of development, character and design and impact on neighbouring properties.

Principle of Development

Policy CS1 states that the location and scale of development must comply with the settlement hierarchy. Policy GP2 of the emerging new Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.

The application site is located within the Rugby Town Centre as defined in Policy CS1 of the Core Strategy; as such there is a principle in favour of development subject to all planning matters being appropriately addressed.

This application is therefore considered to comply with Policy CS1 of the Core Strategy and the emerging new Local Plan Policy GP2.

Character and Design

Policy CS16 states that development should be of a scale, density and design that would not cause any material harm to the character and amenity of the surrounding area. Policy SDC1 of the emerging new Local Plan supports the same principles as Policy CS16, stating that all developments will demonstrate high quality, inclusive and sustainable design.

National Planning Policy Framework: Section 16 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 192 of the National Planning Policy Framework (the Framework) states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

The removal of the rear window bars and re-glazing to clear glazing of the kitchen windows will enhance the visual amenity of the rear of the property and remove the restrictive view of the sash windows. The proposed works to the chimneys whether rebuild or capping will help to preserve the building and will fit in with the streetscene both on Albert Street and Castle Mews. The resurfacing of the car park area and installation of two folding bollards (1metre in height) are proposed in materials which match the existing or deemed acceptable for the development proposal.

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

Impact on Residential Amenity

Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments. Policy CS16 also states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded. Policy SDC1 of the emerging new Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

The proposal will enhance the building and preserve the property which should prevent damage to adjoining neighbours from any unsafe chimneys. The number of car parking spaces will remain the same therefore it will protect the existing or future occupiers of the property and any unauthorised parking by neighbours will be restricted by the proposed bollards.

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

Ecological Considerations

Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance. Policy NE1 states that The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity. Section 15 of the NPPF states that the planning system

- should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

Warwickshire County Council Ecological Services department recommend that a nesting bird note and a bat note are attached to any permission granted.

It is therefore considered that this proposal will not have an adverse impact on biodiversity. This application is considered in accordance with Saved Local Plan Policy E6, Policy NE1 of the new emerging Local Plan and Section 15 of the NPPF.

Conclusion

The proposal would respect the scale and character of the existing building and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the Core Strategy, the NPPF and the new emerging Local Plan. It is therefore recommended for approval subject to conditions.

Report prepared by: Lucy Davison

DRAFT DECISION

APPLICATION NUMBER

R18/0384

DATE VALID

21/01/2019

ADDRESS OF DEVELOPMENT

2 CASTLE MEWS
RUGBY
CV21 2XL

APPLICANT/AGENT

Clr Jill Simpson Vince
Albert Buildings Ltd
2 Castle Mews
Rugby
Warwickshire
CV21 2XL

APPLICATION DESCRIPTION

External works to existing office building, including alterations to chimneys, window bar removal and glazing and the installation of bollards.

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:

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 otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- Application form
- Site location plan
- Design Statement
- Heritage Statement
- Annotated photos

received by the Local Planning Authority on 15th January 2019

REASON:

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

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 15th January 2019.

REASON:

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:

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. If evidence of bats is found during works, work should stop immediately and the National Bat Helpline must be contacted on 0345 1300 228 for advice on the best way to proceed.

INFORMATIVE 2:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

AGENDA MANAGEMENT SHEET

Report Title: Delegated Decisions - 10th January 2019 to 6th February 2019

Name of Committee: Planning Committee

Date of Meeting: 6 March 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)

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

Planning Committee - 6 March 2019

Delegated Decisions - 10th January 2019 to 6th February 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: 6 March 2019

Subject Matter: Delegated Decisions - 10th January 2019 to 6th February 2019

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 10.01.2019 TO 06.02.2019

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R18/2150 Refused 22.01.2019</i>	Former Caravan Park Bush Hill Farm Bush Hill Lane Flecknoe Wolfhampcote CV23 8AX	Erection of six new dwellings (outline - access, landscaping and layout only).
<i>R18/2146 Refused 04.02.2019</i>	Princethorpe Service Station Oxford Road Princethorpe Rugby CV23 9PT	Resubmission of planning application reference R18/1256 (Erection of new workshops and three-bay car servicing area including a customer reception facility) to make alterations to reorganise MOT and three-bay car servicing provision including a customer reception facility.
<i>R19/0015 Refused 06.02.2019</i>	7 Nayler Close Rugby CV21 1XG	Change of use from an integral garage to a home office.
<i>R17/1326 Refused 06.02.2019</i>	Manor Cottage Draycote Road Draycote Rugby CV23 9RB	Demolition of existing dwelling and the erection of three new dwellings with associated access and works.
Applications Approved		
<i>R18/2171 Approved 10.01.2019</i>	31 Long Hassocks Coton Park Rugby CV23 0JS	Retrospective consent for conversion of garage to a home office.
<i>R18/1379 Approved 10.01.2019</i>	Gable End Southam Road Toft Dunchurch CV22 6NR	Two-storey rear extension together with the erection of new double garage and formation of new highway entrance
<i>R18/1808</i>	73 Bluemels Drive	Erection of single storey rear extension.

<i>Approved</i> 11.01.2019	Wolston CV8 3LN	
<i>R18/2191</i> <i>Approved</i> 11.01.2019	122 Hillmorton Road Rugby CV22 5AL	Change of use of the first floor from an A2 (Financial and Professional services office) to a C3 (Residential Dwelling Flat); a single storey rear extension to the ground floor retail premises; and replacement shop front and other external alterations - (Resubmission of the previously approved application R18/0211)
<i>R18/0963</i> <i>Approved</i> 11.01.2019	19 Avondale Road Brandon CV8 3HS	Erection of a single storey front extension and proposed dropped kerb
<i>R17/1040</i> <i>Approved</i> 11.01.2019	4 Trusteel Houses Lutterworth Road Churchover Rugby CV23 0EJ	Erection of a two storey side extension together with a front dormer window
<i>R18/2211</i> <i>Approved</i> 14.01.2019	St Maries Presbytery Oak Street Rugby CV22 5EL	Reinstatement of internal building finishes following damage by escape of water.
<i>R18/1936</i> <i>Approved</i> 14.01.2019	Princethorpe College Leamington Road Princethorpe CV23 9PX	Proposed Multi-Use Games Area together with the provision of 4no floodlighting column
<i>R18/0467</i> <i>Approved</i> 15.01.2019	Copston Fields Farm Mere Lane Hinckley LE10 3HE	Part change of use of agricultural land & buildings into a livery business together with an erection of a ménage, manure store and stables with associated hard surfacing
<i>R18/2200</i> <i>Approved</i> 16.01.2019	74 and 76 Beswick Gardens Bilton Rugby CV22 7PR	Replacement of old garage and neighbouring garage to garages and store
<i>R17/1790</i> <i>Approved</i> 16.01.2019	Pleasant View Bush Hill Lane Wolfhampcote Rugby CV23 8AX	Construction of proposed replacement dwelling with detached garage
<i>R18/2234</i>	20 Church Road	Erection of detached garage (Retrospective).

<i>Approved 17.01.2019</i>	Ryton on Dunsmore CV8 3ET	
<i>R18/2194 Approved 18.01.2019</i>	Princethorpe College Leamington Road Princethorpe CV23 9PX	Provision of a new car parking area
<i>R18/2230 Approved 18.01.2019</i>	12 Aikman Green Grandborough CV23 8DR	Erection of a single and two storey rear extension
<i>R18/2156 Approved 18.01.2019</i>	Temple Reading Rooms Barby Road Rugby CV22 5DW	Proposed internal remodelling of the existing library, to include: the insertion of a mezzanine floor, new openings and 2 (no) internal lifts; and the erection of a single storey side and rear extension and a landscaped area.
<i>R18/1796 Approved 18.01.2019</i>	2 Main Street Clifton Upon Dunsmore CV23 0BH	Amendment to approved application ref: R16/1488 for the reposition of new dwelling.
<i>R18/2237 Approved 21.01.2019</i>	70 Main Street Wolston CV8 3HJ	Variation of condition 2 & 3 of previously approved R16/1948 for the erection of one new dwelling.
<i>R18/2209 Approved 21.01.2019</i>	16 Clinton Crescent Churchover CV23 0FS	Retrospective application for the erection of a garden studio
<i>R18/2258 Approved 21.01.2019</i>	25 Heath Way Rugby CV22 5JA	Erection of a part two storey, part single storey rear extension and front porch
<i>R18/2248 Approved 22.01.2019</i>	Police Training Centre Leamington Road Ryton on Dunsmore CV8 3EN	Provision of additional car parking area, alterations to existing car park area, erection of new gatehouse and postroom
<i>R18/1411 Approved 22.01.2019</i>	57 Coventry Road Pailton Rugby CV23 0QB	Provision of a dropped kerb
<i>R18/2219 Approved 23.01.2019</i>	18 Sheep Street Rugby CV21 3BU	Proposed change of use of ground floor and basement from class A1 (retail) to class A1 (hairdressing) on ground floor and class D1(a) physiotherapy/beauty therapy studio in

		basement
R18/2196 <i>Approved</i> 23.01.2019	28 Coton Park Drive Rugby CV23 0WN	Single storey side and rear extension and partial conversion of garage to create annex for ancillary use
R18/2262 <i>Approved</i> 24.01.2019	2 Badby Leys Rugby CV22 5RB	Variation of Condition 2 of approval R18/0227 (Alterations to existing vehicular access and formation of new access to Badby Leys together with erection of three dwellings comprising one bungalow and one pair of semi-detached dwellings) dated 15th August 2018 for the installation of photovoltaic panels.
R18/2240 <i>Approved</i> 24.01.2019	8 Fernhill Way Wolvey LE10 3LP	First floor front extension over the existing garage, removal of existing bay window, entrance porch way replace with single storey extension
R18/1888 <i>Approved</i> 24.01.2019	18 Coventry Road Pailton CV23 0QB	Proposed conversion of former barn to a store
R18/2173 <i>Approved</i> 25.01.2019	Land at 69 Main Street Long Lawford Rugby CV23 9BB	Erection of a detached dwelling (resubmission of planning permission R17/1691, dated 14 December 2017).
R18/1650 <i>Approved</i> 25.01.2019	Shilton House Farm 15 Church Road Shilton CV7 9HX	Outline planning permission for the demolition or conversion/rebuild of barn(s) to form up to 5No.dwellings with all matters reserved other than access.
R18/1641 <i>Approved</i> 25.01.2019	Shilton House Farm 15 Church Road Shilton CV7 9HX	Outline planning application for infill housing within curtilage of retained Shilton House Farm comprising 4no. Dwellings with associated access, parking and turning with all matters reserved other than access and appearance.
R18/0462 <i>Approved</i> 28.01.2019	6 Willow Gardens Townsend Lane Long Lawford CV23 9DG	Erection of proposed single storey side and single storey rear extension
R18/2259 <i>Approved</i> 28.01.2019	ALDI Stores Limited 12 Paddox Close Rugby CV22 5AU	Replacement of existing refrigeration plant equipment.

<i>R18/2212 Approved 29.01.2019</i>	120 Rugby Road Binley Woods CV3 2AX	Erection of single storey rear extension.
<i>R18/1005 Approved 29.01.2019</i>	Old Konstructa Site Accommodation Hire Midland Trading Estate Sparta Close Brownsover Rugby CV21 1PS	Proposed single storey prefabricated reception/office building and the relocation of associated car parking area, boundary fencing and site entrance gates.
<i>R19/0037 Approved 30.01.2019</i>	48 Cavendish Close Cawston Rugby CV22 7GB	Installation of a new fence to side of property.
<i>R19/0046 Approved 30.01.2019</i>	5 Birstall Drive Rugby CV21 1RR	Erection of a single storey front extension
<i>R19/0058 Approved 31.01.2019</i>	41 Rathbone Close Hillmorton Rugby CV21 4EP	Erection of two storey side extension and single storey rear extension.
<i>R18/2220 Approved 01.02.2019</i>	75 Sidney Road Rugby CV22 5LD	Retrospective planning application for a two storey side extension together with a single storey front and rear extension (resubmission of the previously approved application R17/1316)
<i>R19/0044 Approved 01.02.2019</i>	15 Ash Tree Grove Shilton CV7 9JJ	Erection of a single storey rear extension.
<i>R18/1980 Approved 01.02.2019</i>	113 Rugby Road Binley Woods CV3 2AY	Proposed alterations to main roof including raising the height, rear extension at first floor, loft conversion with rear dormer and veluxes and internal alterations
<i>R18/1329 Approved 01.02.2019</i>	1 Chapel Street Rugby CV21 3EB	Conversion of first floor above shop to form one flat with associated alterations
<i>R18/2252 Approved 04.02.2019</i>	43 Bilton Road Rugby CV22 7AN	Proposed new dwelling to the rear of 43 Bilton Road, with access on to Park Lane.

<i>R18/1857 Approved 06.02.2019</i>	Former Bilton Social Club 34 The Green Bilton Rugby CV22 7LY	Erection of 11 dwelling houses, together with the provision of a new vehicular access and associated landscaping and works (Variation of condition 2 of planning permission Ref: R16/1017 to substitute an as built drawing).
Listed Building Consent		
<i>R18/1540 Listed Building Consent 10.01.2019</i>	The Pavilion Hillmorton Lane Clifton Upon Dunsmore CV23 0BE	Listed Building Consent for the insertion of an external door into the pavilion and removal of existing timber sliding door to unit 4.
<i>R18/2166 Listed Building Consent 17.01.2019</i>	The Old Barn Flecknoe Village Road Flecknoe CV23 8AT	Retrospective Listed Building Consent for re-opening of one window to the ground floor south elevation and insertion of one rooflight to the west elevation
<i>R18/2157 Listed Building Consent 18.01.2019</i>	Temple Reading Rooms Barby Road Rugby CV22 5DW	Listed Building Consent for the proposed internal remodelling of the existing library, to include: the insertion of a mezzanine floor, new openings and 2 (no) internal lifts; and the erection of a single storey side and rear extension and a landscaped area.
<i>R18/1330 Listed Building Consent 01.02.2019</i>	1 Chapel Street Rugby CV21 3EB	Listed Building Consent for the conversion of first floor above shop to form one flat with associated alterations
Certificate of Lawful use or development		
<i>R18/2094 Certificate of Lawful Use or Development 28.01.2019</i>	Hawkesbury Caravans Limited Hawkesbury Field Farm Lentons Lane Alderman's Green CV1 1NY	Certificate of Lawfulness for caravan storage.
Prior Approval Applications		
<i>R18/2123 Prior Approval required and granted 18.01.2019</i>	Meadow Farm Fosse Way Stretton on Dunsmore CV23 9NR	Prior approval application for the change of use from agricultural building to 1 no. dwelling (Under Class Qa).

<i>R18/1820 Prior Approval required and granted 05.02.2019</i>	Meadow Side Bretford Road Brandon CV8 3GE	Prior approval for the change of use of an agricultural building to 1 (no) residential dwelling houses under Class Qa and Qb.
Prior Notification		
<i>R19/0136 Prior notification of agriculture or forestry development not required 23.01.2019</i>	Manor Farm Southam Road Leamington Hastings Kites Hardwick CV23 8AA	Prior notification (Agricultural/forestry) for alterations to agricultural building.
Approval of Details/ Materials		
<i>R16/0984 Approval of details 18.01.2019</i>	Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby CV22 7SW	Erection of 250 dwellings with associated works: Approval of reserved matters in relation to outline planning application R11/1521 (development of up to 250 dwellings (Use Class C3), with means of access from Coventry Road and an emergency access from Cawston Lane, together with drainage and flood attenuation measures, the creation of public open space and hard and soft landscaping and associated infrastructure.)
<i>R18/0341 Approval of details 21.01.2019</i>	139 Clifton Road Rugby CV21 3QN	Erection of one new dwelling.
<i>R15/1890 Approval of details 24.01.2019</i>	Land adjacent to and including Moat House Coton House Lutterworth Road Churchover CV23 0AA	Demolition of existing dwelling and erection of 6 dwellings (including substitution of 4 dwellings) with garaging and associated works.
<i>R15/1892 Approval of details 25.01.2019</i>	Land at Coton House Lutterworth Road Churchover Rugby CV23 0AA	Substitution of two houses and erection of further 6 dwellings with associated garaging, works and formation of an acoustic bund.
<i>R11/0114&R16/1721 Approval of details 25.01.2019</i>	(Northern part of) Cawston Extension Site Coventry Road Cawston Rugby	Erection of 184 dwellings and associated infrastructure: Approval of reserved matters related to R11/0114 {Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated

		infrastructure and ancillary works (access not reserved).}
<i>R18/2029 Approval of details 31.01.2019</i>	2A Market Place Rugby CV21 3DY	Change of use from A1 (retail) to A5 (hot food takeaway)
<i>R18/1900 Approval of details 01.02.2019</i>	Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby CV22 7SW	Erection of 4 dwellings with detached garages and parking bays (amendment to the design, number of units and layout approved by R16/0984 & R11/1521 to replace 2 Detached Dwellings with 4 Detached Dwellings.)
<i>R16/2307 Approval of non-material changes 01.02.2019</i>	Stepnell LTD Lawford Road Rugby CV21 2UU	Outline planning application for the re-development of site for Use Classes B1, B2 and B8 with approval of access onto Lawford Road. All other matters reserved.
<i>R16/1387 Approval of details 01.02.2019</i>	Former Tribune Trading Estate Leicester Road Rugby CV21 1NY	Demolition and comprehensive redevelopment comprising 9 new (Class A1) retail units and a restaurant/café (Class A3), vehicular access and servicing facilities, junction improvements, car parking and cycle parking, hard and soft landscaping and associated works
<i>R18/1901 Approval of details 01.02.2019</i>	Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby CV22 7SW	Erection of 7 dwellings with detached garages and parking bays (amendment to the design, number of units and layout approved by R16/0984 & R11/1521 to replace 4 Detached Dwellings with 5 Detached Dwellings & 2 Semi-Detached Dwellings.) Amendments to the siting and parking of previously approved plots 57 & 58.
<i>R16/0933 Approval of details 04.02.2019</i>	Welkin Cottage Main Street Easenhall Rugby CV23 0JA	Erection of detached dwelling and formation of new site access.
<i>R15/0623 Approval of details 04.02.2019</i>	Rugby Town Junior Football Club Kilsby Lane Hillmorton Rugby CV21 4PN	Outline planning permission for the extension of the site curtilage and erection of a gymnastic sports building together with associated works (layout not reserved)
<i>R18/1322</i>	216 Lawford Road	Refurbishment of existing food store including

<i>Approval of non-material changes</i> 05.02.2019	New Bilton Rugby CV21 2HS	a single storey rear and side extension, incorporating an existing adjacent retail unit
<i>R17/1550</i> <i>Approval of non-material changes</i> 05.02.2019	Land to the rear of 56 Leamington Road Ryton on Dunsmore CV8 3FN	Erection of a dwelling
<i>R15/2047</i> <i>Approval of details</i> 06.02.2019	Former Bilton Social Club 34 The Green Bilton Rugby CV22 7LY	Erection of 11 dwelling houses, together with the provision of a new vehicular access and associated landscaping and works.
<i>R15/0984</i> <i>Approval of details</i> 06.02.2019	Britvic Soft Drinks Britvic Soft Drinks Ltd Aventine Way Brownsover Rugby CV21 1HA	Erection of an industrial/distribution facility (Use Class B8) with underground tunnel link to existing building, to include first floor accommodation, gatehouse and associated access, car parking and landscaping.
Withdrawn		
<i>R19/0035</i> <i>Prior Approval withdrawn</i> 14.01.2019	96 Tennyson Avenue Rugby CV22 6JF	PAX - Single storey rear extension to dwelling
<i>R18/0485</i> <i>Withdrawn</i> 18.01.2019	3 Wilcox Close Rugby CV8 3LU	Proposed conversion of integral garage into family room with new bay window.
<i>R14/2047</i> <i>Withdrawn</i> 01.02.2019	Former Peugeot Factory Site A Unit DC6 UK Mail Prologis Ryton Oxford Road Ryton on Dunsmore CV8 3DZ	Proposed non-illuminated signage, including two totem signs