

27 June 2017

PLANNING COMMITTEE - 5 JULY 2017

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 5 July 2017 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 meetings held on 14 June 2017.

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 – 11 May 2017 – 31 May 2017.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be considered.

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

The Reports of Officers (Ref. PLN 2017/18 – 4) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Mistry, Sandison and Srivastava.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic Services Officer (01788 533524 or e-mail claire.waleczek@rugby.gov.uk). 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 – 5 July 2017

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)
- Applications recommended for approval with suggested conditions (yellow pages)

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	R16/1780	Southern part of Cawston Extension site, Coventry Road, Rugby Erection of 245 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)}.	3

Reference number: R16/1780

Site address: Southern part of Cawston Extension site, Coventry Road, Rugby

Description: Erection of 245 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).}

Case Officer Name & Number: Karen McCulloch, 01788 533623

Description of site

This application relates to part of the Cawston Extension site which is located to the south west of the existing Cawston Grange development.

Although outline planning permission was granted for the whole of the Cawston Extension site this application only relates to the southern part of the overall site.

The western boundary is formed by a former railway line, which is now a footpath and cycleway, the western relief road is beyond this.

The land to the north east of the site has been acquired by Redrow Homes who have planning permission for residential development, this development is under construction. Other land to the north is subject of a separate reserved matters application by William Davis Limited which was approved in January 2017.

Existing residential properties on Coventry Road form the eastern boundary of the site. These are mainly detached two storey houses, although there are also some semi-detached dwellings and bungalows.

The site comprises agricultural land which is divided by a range of hedgerows and ditches, this also contains mature trees, mainly within the hedgerows.

Description of proposals

This is a reserved matters application in relation to the outline application which granted permission for up to 600 dwellings. A total of 246 dwellings were initially proposed in this application, this has now been reduced to 245 and access, appearance, landscaping, layout and scale are to be considered as part of this application.

The majority of proposed dwellings will be two storey houses ranging in size from two to five bedrooms. Some dwellings are proposed as "two and a half storey" properties, which include additional living accommodation within the roof space. The proposals also include the provision of one and two bedroom flats; these will be provided in three storey buildings.

The proposals include 98 affordable dwellings, 40% of the total number of dwellings proposed. These will be provided as a mix of one, two, three and four bedroom properties. The submitted plans do not show a tenure split and the applicants have advised they will seek to agree this with the Council's Housing Officer at a later date. This is in accordance with the s106 attached to the outline consent which requires an Affordable Housing Scheme (including details of tenure split and timing of delivery) to be agreed before the commencement of the construction of any dwelling.

The proposed dwellings will include a range of features such as bay windows, canopy porches, curved headers and chimneys. Dual aspect and corner turning properties are also proposed on corners within the site. Two and a half storey dwellings and rendered properties are proposed at key locations within the site.

A materials plan has been submitted which shows two different brick and tile types as well as render properties. Precise details of the proposed materials have not been provided at this stage.

The proposals also include areas of open space around the north, south and west site boundaries. These provide pedestrian routes around the site and links to the wider area, there is also an area of open space running north to south across the site. A play area is proposed in open space to the west of the development.

Relevant planning history

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). Approved, 01/04/2014

R16/0266 - Spine road and strategic landscaping (Phases 1a and 2a) only, Approval of Reserved Matters in relation to outline planning permission R11/0114. Approved, 06/07/2016.

This approval granted consent for the alignment of the spine road through the Cawston Extension site and the design and layout of the strategic open space areas

Technical consultation responses

British Pipeline Agency	No comment	
Cemex	No objection	Pipeline should be marked and protected
Warwickshire Police	No objection	Make comments regarding crime prevention
Ramblers	No comment	
Natural England	No comment	
WCC Ecology	No objection	Seek clarification regarding planting and ecological issues
WCC Rights of Way	No comment	
Environment Agency	No comment	
WCC Flood Risk	No objection	Drainage conditions will require agreement in future
Housing	Comments	Make comments on layout and dwelling sizes
Severn Trent	No objection	Subject to condition and informative
Environmental Services	No comment	
WCC Archaeology	No response received	
WCC Highways	Objection	Changes needed to design and layout
RBC Parks	Comment	Require changes to play equipment

Amended plans

Tree & Landscape Officer	No objection	
WCC Ecology	No objection	
WCC Highways	No objection	Parts of site are not to adoptable standards, garages are small
RBC Parks	No objection	Fencing should be hedgehog friendly

Third party comments

Original plans

- Neighbours (1) Objection
- New access to Coventry Road is dangerous, traffic speeds in this area and someone was killed close to the proposed access point;
 - Additional traffic is reckless and inconsiderate to residents;
 - As a minimum speed limit should be reduced to 30mph and traffic calming installed;
 - Houses are crammed into small space, numbers should be significantly reduced;
 - Loss of privacy;
 - Green space should be provided adjacent to houses on Coventry Road;
 - How will local infrastructure such as schools and doctors cope.

Neighbours (24) Standard Letter of Objection

- Development contrary to policy CS16 and NPPF;
- It is poor design and too high density which does not reflect the surrounding area;
- No thought given to existing occupiers of Coventry Road;
- Inadequate landscaping to separate the development from existing sites;
- Lack of landscaping, small plots and gardens will affect future occupiers;
- Will lead to noise and disturbance to existing dwellings;
- Increased traffic and pollution;

- Inadequate provision for cyclists;
- William Davis scheme is more sympathetic and in keeping with surrounding area;
- Very different to development shown on the illustrative plan, was not aware this was illustrative;
- Plan showed trees and paths adjacent to existing homes;
- Plans should be amended and existing residents consulted;
- Council should restrict hours of work to reduce disturbance to residents, vehicles currently arrive on site at 7.30am;
- Existing houses shown incorrectly on plan;
- Developers should meet residents of Coventry Road to discuss boundary and objections;
- Proposed access point is unsafe, high vehicles will block the bridge, there was a fatality in this area;
- Lack of school and health places, no play area;

Neighbours (1) Comment

- Site offices and machinery should be sited away from Coventry Road houses to minimise disruption;
- Archaeological works caused significant disruption and noise;

Amended plans

Neighbours (1) Objection

- Plans do not show a buffer to Coventry Road properties;
- Hedgerow is shown to be retained, this belongs to existing residents;
- Small properties packed into a small area will lead to noise issues;
- Layout should have been designed to reduce impact on existing residents;
- Conditions and informatives attached to outline permission should remain applicable, particularly relating to noise.

Relevant planning policies and guidance

Rugby Borough Core Strategy 2011

CS5	Complies	Growth delivery
CS10	Complies	Developer contributions
CS11	Complies	Transport and New Development
CS14	Complies	Enhancing the Strategic Green Infrastructure Network
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions
CS19	Complies	Affordable housing

Rugby Borough Local Plan 2006 – Saved policies

GP2	Complies	Landscaping
GP6	Complies	Safeguarding development potential
E6	Complies	Biodiversity
T5	Complies	Parking facilities
H11	Complies	Open space provision in residential developments in the urban area
H12	Complies	Open space provision in residential developments in the rural area
LR1	Complies	Open Space Standards
LR3	Complies	Quality and accessibility of open space

Housing Needs Supplementary Planning Document, 2012

Planning Obligations Supplementary Planning Document, 2012

Sustainable Design and Construction Supplementary Planning Document, 2012

National Planning Policy Framework, 2012 (NPPF)

Assessment of proposals

The key issues to assess in relation to this application are whether the proposals are acceptable in relation to the impact on visual and neighbouring amenity, highway safety, parking facilities, drainage and protected species.

The site is located in the countryside on land which is identified by policy CS5 as the south west broad location, development will be permitted within this area where there is a significant shortfall in the supply of housing.

Paragraph 49 of the NPPF states that where Council's cannot demonstrate a 5 year supply of housing land policies for the supply of housing should not be considered up to date and applications should be considered in accordance with the presumption in favour of sustainable development contained in the NPPF.

The Council cannot demonstrate a 5 year land supply and as it is a policy for the supply of housing policy CS5 is considered out of date. However, this does not affect the determination of this application as the principle of the development was established by the outline permission, R11/0114.

Saved policy GP6 states that development will not be permitted where it would prejudice the development of adjacent land. Land to the north of the site is also included within the south west broad location and was granted outline permission by R11/0114 and approval of reserved matters by R16/1721. The spine road through the proposed development has previously been approved and continues through land to the north and connects with Trussell Way, the current proposals will not prevent this land being developed. Land to the north east originally formed part of the Cawston Extension site, however since the outline approval Redrow have obtained separate planning permissions to develop this part of the site with a new access from Coventry Road. The current scheme does not provide vehicular links to the Redrow land, however this will not prejudice its development as a separate access has been provided. The proposals therefore comply with saved policy GP6.

Design & Layout

The application site is seen in the context of developments in the surrounding area. These contain a mix of dwelling types, ages and styles. Modern properties are located within the existing Cawston Grange development and will be provided on the William Davis and Redrow sites with older properties located on Coventry Road.

The general design of the proposed development continues the character of the existing development at Cawston Grange comprising a range of housetypes including traditional features.

Larger detached houses are used at key locations such as the entrances to the site with two and a half storey properties providing features and adding interest to the spine road.. Throughout the site render has been used at key locations and dual aspect housetypes or those additional windows have been used where side elevations are prominent within the street scene.

Bay windows, porches and curved headers are also used to add interest to the development.

Flats are proposed in three storey blocks, these are proposed on, or close to the main spine road. During the course of the application amended plans were received which include areas of cladding to the elevations which add interest to these buildings.

Car parking is provided in a mix of garages and spaces to the front and sides of houses, this reduces the prominence of parked cars within the street scene.

A materials plan has been provided which shows two types of brick and tile to be used across the site in addition to off white/cream render. Precise details of the proposed materials have not been provided at this stage, however, this is controlled by a condition attached to the outline consent and it is considered that suitable materials can be secured which will provide variety across the development whilst reflecting materials found in the surrounding area.

The site is currently agricultural land with trees and hedgerows on the field boundaries. It is therefore inevitable that a housing development will alter the character and appearance of the area. However, the built development is set away from the prominent site boundaries within public areas due to areas of open space. Hedgerows and trees are to be retained which will lessen the impact of the development on visual amenity.

Local residents have objected to design of the proposals and commented that the development proposed is high density and poor quality. As detailed above it is considered that the submitted proposals are acceptable and reflect other developments within the area.

The proposals are therefore considered acceptable in relation to the design and impact on visual amenity in accordance with the relevant part of CS16.

It is considered that alterations to properties in the future could harm the visual amenity of the area. Conditions are therefore proposed removing some permitted development rights from corner properties where alterations will be prominent and to retain open fronts across the development.

A boundary treatment plan has been provided. Brick walls are proposed at prominent locations within the street scene with close boarded fences to other boundaries. Post and rail fencing 1.2m high is proposed adjacent to open space areas. It is considered the proposed boundary treatments are acceptable, although a condition attached to the outline consent requires precise details of these to be submitted and agreed.

Landscaping, ecology and open space

Some areas of existing hedgerow will be removed to provide the spine road, other hedgerows surrounding and crossing the site will be retained.

Condition 6 of the outline consent required 8.04ha of open space to be provided along with 0.91ha of allotments, unless otherwise agreed in writing. The open space areas which form part of this development will contribute to the overall amount of open space. It was originally envisaged that the allotments would be provided on the Redrow part of the site, however following advice from colleagues in Parks Redrow were not required to provide these. This change can be agreed in accordance with condition 6.

Saved policies LR1 and H11 state that developments should also contribute to off-site open space facilities where required. The s106 requires contributions towards off-site path and track improvements and green gym equipment and this is in accordance with these policies.

Local residents objected to the application on the grounds that the Illustrative Masterplan submitted with the outline application showed larger gardens and a new landscape buffer to properties backing onto existing properties on Coventry Road. The amended landscape plans submitted during the course of this application show that the existing hedgerow on the boundary with properties on Coventry Road, some of which is outside of the application site, will be retained and that new hedgerows will also be provided along this boundary where there are none at present.

The site boundaries contain areas of open space and a play area is provided. Saved policy LR3 states that new open space should be of a high quality and be accessible. The details of the landscaping of the open space areas surrounding the proposed housing development were approved by application R16/0266 which considered the strategic landscaping and these are therefore deemed acceptable. The open space areas are located to the edges of the residential development and it is considered the play area is a suitable distance from properties to allow it to be accessible without adversely impacting on residential amenity.

Comments were been received from colleagues in Parks who requested changes to the play area. These changes have been made and Parks have raised no objection to the amended plans.

The County Ecologist initially raised queries regarding a pond which was not shown on the landscape plans, this has now been shown on the amended plans. The County Ecologist also made comments regarding the planting and maintenance of the open space areas. As the landscaping of these areas was approved by R16/0266 this is not a matter for consideration at this stage and the plans have been amended to clarify this. On this basis the County Ecologist has no objection to the proposed landscaping.

The Council's Tree and Landscape Officer raised no objection to the proposed landscaping scheme and commented that details of tree protection during construction will be required. These details are required by conditions attached to the outline consent and the proposed landscaping is considered acceptable in accordance with saved policies GP2, H11, H12, LR1 and LR3.

The County Ecologist commented that gullies should be designed to benefit amphibians and these comments were passed to the applicant, this is also suggested as an informative. Conditions attached to the outline consent require the submission of an Environmental Management Plan and protected species plans and the County Ecologist will be consulted when these details are received.

Colleagues from Parks commented that boundary fencing should be provided with small holes near the base to allow hedgehogs and other wildlife to travel through the site. This can be considered in detail when boundary details are submitted in relation to the condition attached to the outline consent. An informative is proposed bringing this matter to the applicants attention.

The impact on biodiversity and protected species is therefore considered acceptable in accordance with saved policy E6.

Policy CS14 Enhancing the Strategic Green Infrastructure Network is applicable to this application as the site falls within the Green Infrastructure (GI) Area that is indicatively identified on the proposals map. This policy states that existing GI assets should be protected and that linkages between assets should be provided. It is considered that the proposed open space areas will provide additional habitat that will form a linkage with the existing GI infrastructure, this is in accordance with policy CS14.

Impact on amenity

Policy CS16 states that the amenity of existing or future occupiers should be protected.

Residents have commented that the neighbouring properties are not correctly shown on the submitted layout and that previously constructed extensions are not shown. It is not a requirement for neighbouring properties to be shown on proposed plans and this does not invalidate the application. Officers are aware that properties have been altered and this was considered when assessing the application.

The closest existing properties to the application site are those located on Coventry Road. The majority of these properties are detached two storey dwellings, although there are also semi-detached houses and bungalows. These properties have fairly large rear gardens.

The separation between the existing and proposed dwellings is a minimum of 25m with larger separation from some properties. The proposed properties will also be a minimum of around 9m from the boundary of neighbouring properties. It is considered that the impact on the existing dwellings and gardens in terms of loss of privacy is not so significant as to warrant the refusal of the application.

Neighbours have expressed concerns regarding the size of garden serving the proposed properties, especially in the area adjacent to existing dwellings. The dwellings in this area are proposed within minimum rear garden depth of around 9m. The Council does not have specified size standards in relation to rear gardens and it is considered the proposed gardens will provide sufficient private amenity space for the proposed occupiers.

The approved Redrow development is located to the north east of the application site. This proposes open space adjacent to the site boundary. Therefore it is not considered that there will be an adverse impact on the proposed, or approved, dwellings.

Residential development by William Davis has been approved to the north of the site. Due to open space proposed on both sites the separation between the dwellings will be a minimum of 35m which is considered acceptable.

The proposed play areas will be sited at least 20m from the proposed dwellings. No objection to the proposals has been received from Environmental Services and it is considered that the play areas will not have an adverse impact on residential amenity.

Neighbours have expressed concerns regarding noise and disturbance and commented that noise conditions attached to the outline consent should remain applicable. Information will be required in relation to these conditions and Environmental Services will be consulted when this is submitted. Environmental

Services have raised no objection to the proposals and the impact in terms of noise and disturbance is considered acceptable.

Sustainable design and construction

Policy CS16 requires developments to comply with the water conservation standards contained within Level 4 of the Code for Sustainable Homes, this Code has been revoked by the Government, however this remains a condition on the outline consent.

CS16 also requires sustainable drainage systems to be used. Detailed drainage plans are required in relation to the relevant conditions. However, the landscape proposals show surface water drainage balancing ponds which indicate the drainage scheme will be in accordance with this policy.

CS17 requires development to comply with the Building Regulations relevant at the time of construction and this is required by a condition attached to the outline consent. This policy also requires developments of over 10 dwellings to provide equipment to reduce carbon emissions by 10%, and this is controlled by a condition attached to the outline consent in accordance with policy CS17.

Transport, highways & parking facilities

The Highway Authority, Warwickshire County Council, initially objected to the application and raised concerns regarding parking along the spine road, speed reduction and details such as footpath and driveway width and driveway positions. Additional information such as tracking details and technical drawings were also requested to demonstrate the development would meet the necessary standards. Additional plans and information were provided to address these comments.

The Highway Authority commented on these amended plans and advised that large areas of the site are not to be constructed to adoptable standards, this has been discussed with the applicant who intends to retain ownership of these areas as private roads. Whilst this is not ideal an objection is not raised on Highway Safety Grounds.

On the basis of these amended plans the Highway Authority have raised no objection to the application and the proposals therefore comply with policy CS11.

The proposals include a total of 631 car parking spaces, this includes parking within garages. The Highway Authority have advised that the garages do not meet their size standards which could result in residents being unlikely to use them. However, the Council's parking standards, contained within the Planning Obligations SPD require 550 spaces for the development proposed. Although the provision of 631 spaces is more than would usually be sought it is considered that on-street parking, particularly on the main road through the site and in key areas, could have an adverse impact on visual amenity and could impact on traffic flow and public transport. This in combination with the comments regarding garage sizes result in it being considered, in this instance, that the provision of car parking above the Council's standards is acceptable. Cycle parking can be accommodated within the garages and rear gardens for houses. The agent has advised that cycle parking for the proposed apartments will be provided in secure, undercover stores to the rear of the buildings and a condition is proposed requiring details of these to be agreed. It is therefore considered that suitable parking facilities can be provided in accordance with saved policy T5.

There are 23 properties with parking provided within integral garages. Given the over provision of car parking across the site it is not considered reasonable to impose a condition to prevent these from being converted to living accommodation.

Affordable housing

Policy CS19 states that on housing developments of this size a target of 40% affordable housing will be sought. The s106 attached to the outline application included this requirement, subject to viability.

The proposals include 98 affordable dwellings, 40% of the total number of dwellings proposed. These will be provided as a mix of one, two, three and four bedroom properties. The proposed tenure of these properties is not specified. However, this information is not required at this stage as the s106 attached to the outline consent which requires an Affordable Housing Scheme (including details of tenure split and timing of delivery) to be agreed before the commencement of the construction of any dwelling.

Colleagues from Housing commented on the proposals and welcomed the provision of 40% affordable housing and the provision of the majority of this (52 dwellings) as two bedroom accommodation. They also made comments regarding the potential overlooking and parking arrangements in the area of the proposed apartments and these have been addressed through amended plans.

Housing also expressed concern regarding the sizes of dwellings proposed. The agent has advised that the dwellings proposed are sizes that have been used throughout the country and that these have not prevented Registered Providers being involved in sites, or led to issues in securing funding. Planning policies do not specify required dwelling sizes and it is considered the submitted information overcomes the objection from Housing.

The proposals are therefore in accordance with policy CS19.

Planning obligations

Policy CS10 states that development will only be permitted where the impact of the development can be met or mitigated for.

As detailed above a s106 agreement was attached to the outline consent which included requirements for the provision of on-site open space and contributions towards upgrading paths and tracks in the area, education, transport and the Cawston community centre.

These requirements will apply to the development, in accordance with policy CS10.

Archaeology

An archaeological condition was attached to the outline consent which required archaeological works to be carried out and investigations have occurred on the site. The submitted works have been agreed in relation to this condition.

Other matters

Severn Trent commented on the application and requested a condition relating to the submission of drainage details. However, a condition attached to the outline consent required drainage details to be agreed and information has been submitted in relation to these conditions. Severn Trent also requested an informative advising of a public sewer within the site.

Warwickshire Police have no objection to the application and make suggestions of measures to improve security; the applicant has been made aware of these comments.

Recommendation

Approval

DRAFT DECISION

Town and Country Planning Act 1990 (As amended).

Approval of reserved matters.

Notice is hereby given that the Borough Council in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made there under approves the details below in accordance with the planning permission and conditions referred to in the schedule.

SCHEDULE

Planning Permission Reference

R11/0114

Date of Permission

01 April 2014

Development

Erection of 245 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).}

Address of Development

Southern part of CAWSTON EXTENSION SITE, COVENTRY ROAD, CAWSTON, RUGBY.

Condition Number & Details

- 3(a) – Layout;
- 3 (b) – Scale;
- 3 (c) – Appearance;
- 3 (d) – Access;
- 3 (e) – Landscaping.

18 – Great Crested Newt mitigation.

Plans & Details Approved

<u>Plan/Document</u>	<u>Reference</u>	<u>Date Received</u>
Site Location Plan	SLP-01	25/11/2016
Site Plan	SP-01/U	27/06/2017
Materials Plan	SP-02/E	12/05/2017
Boundaries Plan	BP-01/G	12/05/2017
Site Plan showing chimneys	SP-CH/B	12/05/2017
South LEAP	13136/C	06/06/2017
Landscape Proposals 1 of 4	12849/E	25/05/2017
Landscape Proposals 2 of 4	12849/D	25/05/2017
Landscape Proposals 3 of 4	12849/D	25/05/2017
Landscape Proposals 4 of 4	12849/D	25/05/2017
Vehicle Tracking – Sheet 1	8902-118-1	21/06/2017
Vehicle Tracking – Sheet 2	8902-118-2	21/06/2017
Vehicle Tracking – Sheet 3	8902-118-3	21/06/2017
Vehicle Tracking – Sheet 4	8902-118-4	21/06/2017
Vehicle Tracking – Sheet 5	8902-118-5	21/06/2017
<u>Housetypes</u>		
Apartments 01 & 02 Elevations	PL02/A	12/05/2017
Apartments 01 & 02 Plans	PL01	12/05/2017
Apartments 03 Elevations	HT-APT03-EL/F	14/06/2017
Apartments 03 Plans	HT-APT03-PL/A	25/11/2016
Burghley Elevations	HT-burghley-EL/C	25/11/2016
Burghley Plans	HT-burghley-PL/B	25/11/2016
Colsterworth Elevations	EL01	24/04/2017
Colsterworth Plans	HT-colsterworth-PL/B	25/11/2016
Exton Elevations	HT-exton-EL01/D	25/11/2016
Exton Render Elevations	HT-exton-EL02/D	25/11/2016
Exton Plans	HT-exton-PL/A	25/11/2016
Greetham Elevations	HT-greetham-EL/D	25/11/2016
Greetham Plans	HT-greetham-PL/A	25/11/2016
Haddon Elevations	HT-haddon-EL01/C	25/11/2016
Haddon Render Elevations	HT-haddon-EL02/C	25/11/2016
Haddon Plans	HT-haddon-PL/A	25/11/2016
Kempthorne Plans & Elevations	KEM.pe/B	12/05/2017
Kempthorne Render Plans & Elevations	KEM.pe/B	12/05/2017
Kempthorne V2 Plans & Elevations	KEM.pe/B	12/05/2017

Milton Elevations	L9-EL01	24/04/2017
Milton Plans	HT-milton-PL/B	20/12/2016
Pilsgate Elevations	HT-pilsgate-EL/C	25/11/2016
Pilsgate Render Elevations	HT-pilsgate-EL/E	04/05/2017
Pilsgate Plans	HT-pilsgate-PL/A	25/11/2016
Sharnbrook Elevations	HT-sharnbrook-EL/F	04/05/2017
Sharnbrook Plan	HT-sharnbrook-PL/B	04/05/2017
Type A24 Elevations	HT-A24-EL/D	20/12/2016
Type A24 Plans	HT-A24-PL/A	25/11/2016
Type A30 Elevations	HT-A30-EL/B	25/11/2016
Type A30 Plans	HT-A30-PL/A	25/11/2016
Type A36 Elevations	HT-A36-EL/C	25/11/2016
Type A36 Plans	HT-A36-PL/A	25/11/2016
Type A40 Elevations	HT-A40-EL/D	25/11/2016
Type A40 Plans	HT-A40-PL/A	25/11/2016
Type 301 Elevations	HT-301-EL/H	02/02/2017
Type 301 Render Elevations	HT-301-EL02	04/05/2017
Type 301 Plans	HT-301-PL/C	02/02/2017
Type 303 Elevations	HT-303-EL/E	02/02/2017
Type 303 Plans	HT-303-PL/C	02/02/2017
Type 306 Elevations	HT-306-EL/F	02/02/2017
Type 306 Plans	HT-306-PL/C	02/02/2017
Type 402 Elevations	HT-402-EL01/C	02/02/2017
Type 402 Render Elevations	HT-402-EL02/B	02/02/2017
Type 411 Elevations	HT-411-EL/F	02/02/2017
Type 411 Render Elevations	HT-411-EL02	02/02/2017
Type 411 Plans	HT-411-PL/B	02/02/2017
Type 414 Elevations	HT-414-EL02/C	02/02/2017
Type 414 Render Elevations	HT-414-EL02/D	04/05/2017
Type 504 Elevations	HT-504-EL/C	25/11/2016
Type 504 Plans	HT-504-PL/A	25/11/2016
Single, Double & Triple Garages	Garages 01	24/04/2017
Triple Garage Plots 55-57 only	Garages 03	14/06/2017
Triple Garage Plots 17 & 18	Garages 02	04/05/2017
Bin Store Elevations	HT-BIN-ELE	20/12/2016
Bin Store Plan & Sections	HT-BIN-PL	20/12/2016
Substation Plan & Elevations	GTC-E-SS-0010_R1-8_1of1	20/12/2016
Great Crested Newt Method Statement		25/11/2016
Work Schedule – Great Crested Newt	WML-A14-E6a&E6b	25/11/2016
Pond location plan	CSa/2328/101/B	25/11/2016
Habitat impacts plan	CSa/2328/102/A	25/11/2016

This decision is subject to the following additional conditions:

CONDITION: A

No apartment shall be first occupied unless and until cycle storage facilities have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

REASON:

In the interest of sustainability.

CONDITION: B

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting those orders, no development shall be carried out to plots 1, 2, 3, 4, 9, 10, 26, 33, 57, 120, 127, 191, 194, 195, 200, 204, 205 and 245 which comes within Classes A (extensions), B (additions to roofs), C (other roof alterations) or E (outbuildings) of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual amenity.

CONDITION: C

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, 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

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

INFORMATIVE: 2

The County Ecologist recommends that to avoid amphibian deaths on the road gully pot design should be carefully considered within any drainage and road design details, for example to include leaving at least a 10cm gap between the gullypot and the kerb, inclusion of dropped kerbs near ponds and use of wildlife kerbs.

INFORMATIVE: 3

This site is sited within the Rugby Hedgehog Improvement Area. It is therefore recommended that boundary fences incorporate 130mm by 130mm holes near the base to allow access for wildlife throughout the site.

PLEASE NOTE:

Conditions attached to planning permission R11/0114 remain outstanding.

Report prepared by: Karen McCulloch, 27/06/2017

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions – 11 th May 2017 to 31 st May 2017
Name of Committee:	Planning Committee
Date:	5th July 2017
Report Director:	Head of Growth and Investment
Portfolio:	
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:	
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 - 5th July 2017

Delegated Decisions – 11th May 2017 to 31st May 2017

Report of the Head of Growth and Investment

Recommendation

The report be noted.

1.1 BACKGROUND

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

Name of Meeting:
Planning Committee

Date of Meeting:
5th July 2017

Subject Matter:
Delegated Decisions – 11th May 2017 to 31st May 2017

Originating Department:

List of Background Papers

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

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

* Exempt information is contained in the following documents:

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

(*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 11.05.2017 TO 31.05.2017

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R16/2050 Refused 15.05.2017</i>	92-93 Coventry Road Rugby	Demolition of existing dwelling and provision of 5 dwellings, garages and associated works.
<i>R17/0593 Refused 26.05.2017</i>	2 Ajax Close Rugby	Erection of a single storey rear extension (Resubmission of previously approved application, R16/2118).
Applications Approved		
<i>R17/0338 Approved 07.04.2017</i>	Dunsmore Business Centre Spring Street Rugby	Elevational Changes to Building including New Windows to Roof.
<i>R17/0469 Approved 04.04.2017</i>	Heart Of England Co Op Swan Centre Chapel Street Rugby	Redevelopment comprising demolition of existing buildings, the erection of a foodstore and additional retail units together with revised access arrangements, car parking and associated works and partial demolition and alterations to 'Madisons' in Chapel Street. - Submission of details to discharge Condition 18 of Planning Permission Ref No. R/03/0816/23300/P dated 21st December 2004 relating to Units 1, 2, 3, 4, 7, 8, 10, 11, 13 and 16.
<i>R17/0382 Approved 19.04.2017</i>	5 Rydal Close Brownsover	Erection of a single storey side and rear extension.
<i>R17/0466 Approved 20.04.2017</i>	119 Hillmorton Road Rugby	Erection of a detached garage and garden room.
<i>R16/1972 Approved 25.04.2017</i>	The Old Store Rooms Coventry Road Dunchurch Rugby	Advertisement consent to display 2no.advertisements on north and east elevations of Listed Building.

<i>R17/0607 Approved 11.05.2017</i>	64 Cawston Lane Dunchurch	Erection of two-storey extension to front and rear extensions
<i>R17/0329 Approved 11.05.2017</i>	15 Nightingale Gardens Rugby	Conversion of existing garage to games room
<i>R17/0342 Approved 11.05.2017</i>	The Hay Barn Church Street Churchover Rugby	Erection of a wooden garage
<i>R17/0485 Approved 11.05.2017</i>	Lawyers Bungalow Speedway Lane Brandon	Demolition of the existing side extensions and erection of a single storey side extension and a front porch
<i>R17/0584 Approved 11.05.2017</i>	27 Norman Ashman Coppice Binley Woods	Erection of single storey front extension
<i>R17/0554 Approved 11.05.2017</i>	9 Rupert Brooke Road Rugby	Demolition of existing garage and erection of a single storey side extension.
<i>R17/0611 Approved 12.05.2017</i>	38 Tennyson Avenue Rugby	Erection of single storey side extension
<i>R17/0178 Approved 12.05.2017</i>	21 Ravenglass Brownsover Rugby	Erection of a single storey side and rear extension.
<i>R17/0504 Approved 13.05.2017</i>	254 Dunchurch Road Rugby	Erection of a first floor side extension and a single storey rear extension.
<i>R17/0427 Approved 15.05.2017</i>	19 Ashlawn Road Rugby	Erection of single storey side and rear extension and dropped kerb to front highway
<i>R17/0661 Approved 15.05.2017</i>	Overstone Lodge Overstone Road Withybrook	Proposed Porch to main entrance door

<i>R17/0642 Approved 15.05.2017</i>	4 Catesby Road Rugby	Two-storey side and single-storey rear extensions
<i>R17/0264 Approved 15.05.2017</i>	Land to the rear of The Woodlands Coventry Road Cawston Rugby	Erection of two detached dwellings
<i>R17/0640 Approved 16.05.2017</i>	2 Catesby Road Rugby	Demolition of existing conservatory and erection of two storey extension
<i>R17/0641 Approved 16.05.2017</i>	The Lodge Frankton Road Birdingbury Rugby	Erection of a wooden garage.
<i>R17/0520 Approved 16.05.2017</i>	20 Farm Grove Rugby	Erection of a two storey side and rear extension.
<i>R17/0243 Approved 16.05.2017</i>	13 Anker Drive Long Lawford Rugby	Erection of a single storey side extension.
<i>R16/1618 Approved 17.05.2017</i>	Land North part of The Acre Lawford Heath Lane Long Lawford	Change of use from B2 to Sui Generis for the storage, repair and sale of motor vehicles and associated site works to include installation of new fencing, outside lights and refurbishment of existing units
<i>R17/0610 Approved 18.05.2017</i>	37 North Road Clifton Upon Dunsmore	Erection of a garage
<i>R17/0050 Approved 18.05.2017</i>	26 Rupert Brooke Road Rugby	Erection of single storey rear/side extension
<i>R17/0654 Approved 18.05.2017</i>	203 Montague Road Rugby	Demolition of existing side flat roof conservatory and erection of side conservatory with hip roof
<i>R16/2362 Approved 18.05.2017</i>	Woodyard Farm Main Road Withybrook	Erection of single storey rear extension and sun room and new access drive

<i>R17/0698 Approved 18.05.2017</i>	66 Warren Road Rugby	Erection of a single storey front, side and rear extensions
<i>R17/0629 Approved 18.05.2017</i>	High Hedges Coventry Road Rugby	Two Storey Rear and Single Storey Side and Rear Extension after Demolition of Existing Conservatory. Demolition of Existing Garage and Erection of Garage with First Floor Gymnasium
<i>R17/0568 Approved 18.05.2017</i>	Unit 26 Northway The Clock Towers Shopping Centre Rugby	Change of use from Class A1 (retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended) to a Sui Generis use (beauty and aesthetics).
<i>R17/0354 Approved 18.05.2017</i>	Jaguar Land Rover Unit 3 Prologis Ryton Imperial Road Ryton on Dunsmore Rugby	Proposed car park extension to existing industrial unit.
<i>R17/0061 Approved 22.05.2017</i>	123 Clifton Road Rugby	Outline planning permission for the erection of an infill dwelling with all matters reserved other than access (resubmission of a previously approved scheme under ref: R04/0472/03360/OP approved 30.06.04).
<i>R16/0578 Approved 22.05.2017</i>	1 and 1a Gladstone Street and 4 Avenue Road Rugby	Proposed change of use from part offices and part residential to a House of Multiple Occupation (Sui generis use)
<i>R17/0619 Approved 23.05.2017</i>	12 Seabroke Avenue Rugby	Erection of single storey side and rear extension
<i>R17/0696 Approved 23.05.2017</i>	207 Bilton Road Rugby	Erection of a rear conservatory
<i>R17/0514 Approved 23.05.2017</i>	The Hall Rugby Road Wolston	Change of use from social club (Sui-Generis Use Class) to offices (B1 Use Class) and installation of porch canopy, doors and window to west elevation
<i>R17/0667 Approved</i>	28 Wise Grove Rugby	Erection of front and rear dormer conversion

24.05.2017		
<i>R17/0650 Approved 24.05.2017</i>	46 Catesby Road Rugby	Demolition of the existing outbuilding and garage, the erection of a single and two storey side and rear extension and the erection of a replacement outbuilding (amendments to approved planning permission R16/1781, dated 11/01/2017).
<i>R17/0547 Approved 24.05.2017</i>	2 Station Cottage Cottage Road Rugby	Erection of single storey side and rear extension
<i>R17/0333 Approved 24.05.2017</i>	Ground Floor Flat 142 Grosvenor Road Rugby	Erection of a single storey rear extension
<i>R17/0671 Approved 24.05.2017</i>	9 Whittle Close Rugby	Demolition of existing conservatory and erection of single storey rear extension with replacement flat roof to garage & new shed
<i>R17/0556 Approved 25.05.2017</i>	The Livery Glebe Farm Road Draycote Rugby	Erection of a garden shed
<i>R17/0190 Approved 25.05.2017</i>	287 Hillmorton Road Rugby	Extension and alteration to form 2no.retail outlets and 4 no. residential flats, together with works to create a parking and amenity area to the rear and parking for 3no.vehicles to the front.
<i>R17/0685 Approved 26.05.2017</i>	5 Holly Drive Ryton on Dunsmore	Erection of single storey flat roof rear extension with inclusion of UPVC window and doors and a roof light
<i>R17/0631 Approved 26.05.2017</i>	Grange Farm Coventry Road Church Lawford	Construction of a steel portal frame building for crop storage
<i>R17/0669 Approved 30.05.2017</i>	81 Sidney Road Rugby	Erection of a log cabin/ shed in rear garden
<i>R17/0753 Approved 30.05.2017</i>	Old Station House Station Road Rugby	Variation of condition 2, 3 and 5 of planning permission R16/1587 to increase the height of the boundary walls to 1.8m with a pillar height of 2m.

<i>R17/0763 Approved 30.05.2017</i>	111 Marlborough Road Rugby	Proposed new pitched roof to garage
<i>R17/0624 Approved 30.05.2017</i>	106 Pytchley Road Rugby	Erection of a two storey / part single storey side extension, including removal of existing porch & internal alterations. Additional openings to side elevation.
<i>R17/0686 Approved 31.05.2017</i>	27 Friars Close Binley Woods	Erection of single storey side and rear extension
<i>R17/0614 Approved 31.05.2017</i>	59 Freemantle Road Rugby	Demolition of existing garage and erection of new detached garage.
<i>R16/2366 Approved 31.05.2017</i>	Halfway Lane Stables Halfway Lane Dunchurch Rugby	Provision of menage for private use
<i>R17/0548 Approved 31.05.2017</i>	Arcadia Coventry Road Dunchurch Rugby	Part change of use of the existing dog grooming salon, to include the erection of a single storey side and rear extension, to be used as residential accommodation ancillary to the main dwelling.
<i>R17/0734 Approved 31.05.2017</i>	Rear of 66 Stephen Street Rugby	Conversion of the outbuilding including a two storey side extension to form a separate dwelling and associated parking (Amendment to a previously approved scheme for conversion of the outbuilding including a single storey side extension to form a separate dwelling and associated parking granted 21st July 2015 under ref. no. R16/2276)
<i>Prior Approval Applications</i>		
<i>R17/0467 Prior Approval not Required 20.04.2017</i>	30 Charlesfield Road Rugby	Erection of a single storey rear extension with a low pitch, lean to roof: 5m projection from original dwelling, 2.7m eaves height, 3.8 ridge height.
<i>R17/0519 Prior Approval Required and Refused</i>	O2 MAST CTIL 236195 Abbotts Way Rugby	Application for prior notification of proposed development by telecommunication operators under the Town and Country Planning [

11.05.2017		General Permitted Development] [England] Order 2015 as amended and Schedule 2 Part 16 [Communications]for the installation of a 12.5 m high monopole supporting 3 no shroud antennas and 2 No 300mm diameter dish and 1 no ground equipment cabinet and ancillary development thereto
<i>R16/1187 Prior Approval not Required 12.05.2017</i>	82 Bilton Road Rugby	Rear extension measuring 4.97 metres in depth; 3.81 metres in height to the ridge; and 2.98 metres in height to the eaves.
<i>R17/0539 Prior Approval not Required 17.05.2017</i>	21 Sheriff Road Rugby	Prior Approval Application for the erection of a rear extension measuring 4.0 metres in depth; 3.75 metres in height to the ridge; and 2.4 metres in height to the eaves
<i>R17/0687 Prior Approval not Required 17.05.2017</i>	Valley View Vicarge Hill Rugby	Erection of a single storey rear extension to include flat roof.
<i>R17/0707 Prior Approval not Required 19.05.2017</i>	1 Sparrow Hall Cottage Combe Fields Road	Prior approval for the erection of a single storey rear extension
<i>R17/0708 Prior Approval not Required 19.05.2017</i>	2 Sparrow Hall Cottage Combe Fields Road	Prior approval for erection of a single storey rear extension
<i>R17/0621 Prior Approval not Required 30.05.2017</i>	32 Morson Crescent Rugby	Prior Approval - Erection of a Single Storey Rear Extension 4 Metre Depth x 3.6 Metre Height x 2.3 Metre Eaves
Advertisement Consent		
<i>R17/0644 Advertisement Consent 12.05.2017</i>	Junction One Leicester Road Rugby	Advertisement consent for the installation of 4 no.signs
<i>R17/0626 Advertisement Consent 12.05.2017</i>	Great Central Vauxhall Leicester Road Rugby	Advertisement consent for installation of 12 no.signs

<i>R17/0695 Advertisement Consent 26.05.2017</i>	Clock Towers Shopping Centre Market Mall Rugby	Installation of 3no.fascia signs and 1no. Logo sign to the front canopy of the building
<i>R17/0771 Advertisement Consent 30.05.2017</i>	Unit 6 Elliotts Field Retail Park Phase 2 Leicester Road Rugby	Advertisement Consent for the installation of 1no. Internally illuminated fascia sign and 2no. non illuminated fascia signs.
<i>Certificate of Lawful Use or Development</i>		
<i>R16/1809 Certificate of Lawful Use or Development 10.05.2017</i>	25 Heath Way Rugby	Certificate of proposed development for the provision of hard standing for a mobile home.
<i>R17/0585 Certificate of Lawful Use or Development 13.05.2017</i>	Units 1, 5, 6, 10 and 13 White House Farm Oxford Road Princethorpe	Certificate of Lawful Existing Use of Units 1, 5, 6, 10 and 13 for purposes within Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
<i>R17/0665 Certificate of Lawful Use or Development 15.05.2017</i>	58 South Road Clifton Upon Dunsmore	Certificate of proposed development for a single storey rear extension.
<i>R17/0873 Certificate of Lawful Use or Development 25.05.2017</i>	68 Craven Avenue Binley Woods	Certificate of Lawful Development for proposed use for loft conversion and associated works to include roof lights and rear window
<i>Approval of Details/ Materials</i>		
<i>R17/0016 Approval of Details 15.05.2017</i>	King Georges Field Pavilion School Street Long Lawford	Demolition of existing pavilion and erection of a new replacement pavilion
<i>R16/2154 Approval of Details 16.05.2017</i>	Willow Wren Training Nelsons Wharf Rugby Road Southam	Erection of timber building to provide guest bedrooms, office/reception area and ancillary accommodation.
<i>R16/1697</i>	The Pines	Alterations to parking and front elevation.

<i>Approval of Details</i> 17.05.2017	Rugby Road Brandon	
<i>R16/2516</i> <i>Approval of Details</i> 18.05.2017	Land adjacent to Orchard Barn Copston Lane Copston Magna	Prior approval for the change of use of agricultural storage barn to one residential dwelling.
<i>R15/2343</i> <i>Approval of Details</i> 19.05.2017	Barn Farm Bow Lane	Notification for the change of use of two agricultural buildings to dwelling houses.
<i>R16/2516</i> <i>Approval of Details</i> 22.05.2017	Land adjacent to Orchard Barn Copston Lane Copston Magna Rugby	Prior approval for the change of use of agricultural storage barn to one residential dwelling.
<i>R17/0179</i> <i>Approval of Reserved Matters</i> 23.05.2017	Land at Zone Two Ansty Park Viggen Way Ansty	Erection of a two storey building falling within Use Class B1 (research and development) with offices, laboratories and workshops for the development and improvement of Powertrains for the automotive industry including external service yard, car parking and landscaping - Approval of Reserved Matters against Outline Planning Permission No. R09/0035/MEIA dated 15th May 2009.
<i>R14/0241</i> <i>Approval of Details</i> 22.05.2017	9 Lower Street Hillmorton	Variation of condition 2 of planning permission R10/0528 (Erection of 4 houses (accessed from Constable Road) and 1 bungalow (accessed from Lower Street) - amendment to planning permission reference 210 to show amended siting of bungalow, revised rear garden boundaries for proposed houses and amended site boundary) to make alterations to approved dwellings on plots 1, 2, 3 and 4 including amending design of front elevation, increasing width and height of dwellings, omitting ground and first floor windows in side elevations and altering window configurations in rear elevations
<i>R10/1272 & R15/2329</i> <i>Approval of Details</i> 24.05.2017	Rugby Gateway Phase R4 Leicester Road Rugby	Erection of 132 dwellings with associated open space, playing pitches, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R13/0340</i> <i>Approval of Details</i>	Land adjacent to 9 Railway Terrace	Erection of 14no residential apartments comprising of 13no two bed units and 1no 4

25.05.2017	Rugby	bed unit together with the formation of access and provision of parking court and associated works.
R17/0427 <i>Approval of Details</i> 25.05.2017	19 Ashlawn Road Rugby	Erection of single storey side and rear extension and dropped kerb to front highway
R14/1641 <i>Approval of Details</i> 30.05.2017	Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby	Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for upto 76 dwellings with associated access, roads and infrastructure.
R15/1463 <i>Approval of Details</i> 31.05.2017	Unit 3 (Plot 2) Rugby Gateway Employment Waver Way Rugby	Erection of building for Class B8 - storage, warehouse and distribution use, with associated access and other works. (Approval of reserved matters relating to outline planning permission R10/1272.)
Approval of Non Material Changes		
R16/1588 <i>Approval of Non Material Changes</i> 12.05.2017	72 Lennon Close Hillmorton Rugby	Erection of a two storey side extension
R17/0463 <i>Approval of Non Material Changes</i> 12.05.2017	262 Rugby Road Binley Woods	Erection of a two storey side extension and a part two storey part single storey rear extension.
R14/2302 <i>Approval of Non Material Changes</i> 15.05.2017	Home Farm Main Street Broadwell	Conversion of existing barn together with alterations to form a single dwelling house including the demolition of existing agricultural farm buildings (Identical to scheme previously approved under R12/1524 dated 26th October 2012)
Withdrawn		
R17/0412 <i>Withdrawn</i> 12.05.2017	29 Birchwood Road Binley Woods	Prior Approval application for a single storey rear extension projecting 6 metres from the original rear elevation of the dwelling, 6 metres in width, 2.76 metres to the eaves with a maximum height to the ridge of 3.3 metres.
R17/0280 <i>Withdrawn</i>	Malin Farm Main Street	Erection of a new dwelling for a rural worker

12.05.2017	Withybrook	
<i>R16/2445 Withdrawn 19.05.2017</i>	65A Addison Road Rugby	Provision of a dropped kerb
<i>R17/0729 Withdrawn 25.05.2017</i>	60 Manor Estate Wolston	Erection of a outbuilding for use as an ancillary annex to the main dwelling house (Amendment to a previously approved scheme for erection of a outbuilding for use as an ancillary annex to the main dwelling house granted under R15/0654 on 22nd May 2015)
<i>R17/0633 Withdrawn 26.05.2017</i>	229 Bilton Road Rugby	Prior Approval - Single Storey Rear Extension 5.4 Metres Depth x 4 Metres Height x 3.17 Metres Height to Eaves
<i>Disposed of Applications</i>		
<i>R15/2019 Disposed of Application 23.05.2017</i>	The Stables Wood Lane Shilton	Change of use of land to use as part of existing gipsy caravan site and erection of a day room for use by occupiers of the gipsy caravans on-site.