



25 January 2019

## PLANNING COMMITTEE - 6 FEBRUARY 2019

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 6 February 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 9 January 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. Planning Appeals Update.
6. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
7. Delegated Decisions – 29 November 2018 – 9 January 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 – 11) are attached.

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

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

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

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

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

**Planning Committee – 6 February 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 printed version of the agenda)
- Applications recommended for approval with suggested conditions (yellow pages on printed version of the agenda)

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R18/1767	9 Park Cottages, Cathiron Lane, Harborough Magna, CV23 0HA. Erection of single storey rear extension.	3
2	R18/1542	Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV23 8AU Erection of four new dwellings (outline - all matters reserved).	9

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
3	R18/0119	Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV23 8AU Erection of a barn, stables and outdoor arena.	19
4	R18/0390	Elms Farm, Watling Street, Hinckley, LE10 3EE Erection of 4 No. poultry rearing buildings and associated infrastructure.	29
5	R18/1522	Land south of Coventry Road and North East of Cawston Lane, Rugby Erection of 26 dwellings with detached garages and parking bays (amendment to design, number of units and layout approved by R16/0984 & R11/1521 resulting in 7 additional dwellings.)	50

**Reference number:**

R18/1767

**Site address:**

9 Park Cottages, Cathiron Lane, Harborough Magna, CV23 0HA.

**Description:**

Erection of single storey rear extension.

**Case Officer Name & Number:**

Chris Bates – 01788 533633

**This application has been called to Planning Committee for determination by Cllr Heather Timms for the reason that if Permitted Development rights had not been removed this would be considered reasonable development in the Green Belt.**

**Introduction**

The application seeks full planning permission for the erection of a single storey rear extension. The dwelling is located between Newbold and the local needs settlement of Harborough Magna and within the West Midlands Green Belt. It is a small gable ended bungalow converted from a boathouse for residential purposes and constructed in the main from timber cladding and render with concrete roof tiles. The dwelling occupies a sizeable plot of land which is set back from the road with large garden amenity space to the side and to the rear which is then preceded by the canal and is accessed via an un-adopted access road from the Harborough Road. Immediately to the east of the residential curtilage is the boat yard which operates associated mechanical and engineering works with a caravan, portakabins and other pieces of machinery along the boundary.

The property occupies a small footprint having once been a building associated with the boat yard. In light of an enforcement notice to cease the use of building for residential occupancy this was quashed under an appeal decision (APP/E3715/C/10/2137109) which stated that since the construction of the boat house in 1962 and since its change of use to a residential dwelling it is not considered to factor inappropriate development in the Green Belt; capable of conversion without major or complete reconstruction and is in keeping with the surroundings and does not have a materially greater impact than the existing on the openness of the Green Belt. Subsequently with this appeal notice Permitted Development rights for Classes A, B, C, D, E, F and G were removed to retain the existing dwelling size and prohibit any inappropriate development within the Green Belt meaning in any event of enlargements and alterations under Class A would require full planning permission.

In terms of the application the proposed extension is to adjoin the existing kitchen and lounge areas to the rear of the property and sit on the existing patio area. It is to measure a depth of 3.64m across a width of 7.48m with a height of 2.55m in the form of a flat roof and be presented in a conservatory style configuration through the appearance of glass exterior walls (a masonry wall facing the boatyard) and an aluminium/black rubber roof finish.

## Relevant planning history

Application Number	Proposal	Decision
167/11	Proposed Boathouse	Approved on 18/06/62
1137/12	Conversion of Boathouse to Bungalow	<p>Refused Permission on 06/12/65 for following reasons:</p> <p>1/ Site within proposed Green Belt where LPA consider that only development of an exceptional character should be permitted.</p> <p>2/ Conversion of existing dwelling into dwelling would be contrary to the Green Belt proposals and would tend to encourage the deposits of other undesirable applications.</p> <p>Appeal made and was dismissed on 27/06/66. The inspector stated "<i>the alterations to the boathouse although kept to a minimum, the conversion would nevertheless introduce a further residential use into this Green Belt area well removed from any settlement and where the presumption is against further development except in very special circumstances</i>"</p>
123/16	Alterations and change of use from boathouse to residential.	<p>Refused Permission on 15/01/73 for the reason that the residential use within the Green Belt would be inappropriate and that there are no special circumstances to warranty its use.</p> <p>Appeal made and was dismissed on 12/03/74 – The inspector supported the opinion of the Council in that this use is one normally considered inappropriate in a Green Belt and that they didn't consider that any special reasons have been put forward which would justify making an exception in this case.</p>
R80/1763/6047/P	Use of existing boathouse for residential purposes.	Refused Permission on 08/04/81 for the reasons that it is, contrary to Green Belt policy, there are no special circumstances and the dwelling would be detrimental to proper planning of the area and to its character and appearance in view of its isolated location.
R94/0931/6047/P	Use existing boat house for purposes within class B1	Application was withdrawn.
R08/1303/PLN	Erection of a detached bungalow (retrospective) (former boat house).	Application was withdrawn. Enforcement Notice was appealed and allowed.
R12/2172	Erection of a single storey side extension	Approved on 04/01/2013.
R13/0688	Erection of a single storey rear extension, detached cycle shed and bin store and new surface finish to existing driveway.	Refused on 03/07/2013.
R14/0027	Retention of hard-standing to form a patio area.	Approved on 10/02/2014.
R14/0083	Erection of a bicycle shelter.	Approved on 14/02/2014.

## **Technical Consultations**

Canal and River Trust – No comment to make.

## **Third Party Consultations**

Neighbours – No responses.

Ward and Parish Councillors – One comment in support of the application from Councillor Heather Timms - *I believe that if permitted development rights had not been removed this would be considered reasonable development in the green belt. I would also like to ask for a site visit so that committee is aware of all the development around this site.*

## **Planning Policy Guidance**

National Planning Policy Framework 2018

Chapter 12 – Achieving Well-Designed Places.

Chapter 13 – Protecting Green Belt Land.

## **Core Strategy – 2011**

Policy CS1: Development Strategy.

Policy CS16: Sustainable Design.

## **Emerging Local Plan (2011-2031)**

Policy GP2: Settlement Hierarchy.

Policy SDC1: Sustainable Design.

## **Supplementary Planning Documents – 2012**

Sustainable Design and Construction – SPD Residential Design Guide.

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

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

## **Determining Considerations**

The main considerations in respect of this application are:

- The impact upon the Green Belt
- The character and design of the proposal
- The impact on the amenities of the neighbouring properties

## Impact on the openness of the Green Belt

Policy CS1 of the Rugby Borough Council Core Strategy states that the location and scale of development must comply with the settlement hierarchy to ensure that the most sustainable locations are considered ahead of those further down the hierarchy. Policy CS1 states that new development in such locations will be resisted, unless if permitted by national policy on Green Belts.

In the respect of National Policy paragraph 145 criterion c of the NPPF sets out that development in the Green Belt is inappropriate except in certain circumstances including “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

The application site is located within the Green Belt and as such careful consideration must be given to any extensions and alterations which are allowed to take place. The basis of the Council’s Green Belt extension guidelines work towards a best practice of a maximum 30% increase on the original build of the dwelling so that any extensions will not propose excessive additions to the property.

The original size of the bungalow upon conversion was approximately 251.77 m<sup>3</sup> and has since had a side extension approved in 2012 encompassing 64.88 m<sup>3</sup> which equated to 25.77% of the original build. As this fell within the 30% guideline this was deemed acceptable and did not result in disproportionate additions over and above the size of the original building. It is then in alignment with the NPPF that if any additional enlargements were to take place then this would alter the formation of the original build significantly and result in disproportionate additions. The single storey rear extension is to encompass 69.43m<sup>3</sup> and would bring the overall additions upon the original build to 134.31m<sup>3</sup> summing a total of 53.36% and therefore offers significant disproportionate additions warranting a refusal on this basis alone.

The essential characteristic of Green Belts are their openness and their permanence. However, the residential curtilage of the property in this particular location would be considered to be previously developed land. Therefore the proposed extension on its own would have limited impact on the openness of the Green Belt as it is to be formed on the existing patio area to the rear of the bungalow and the built form is still contained and controlled in this area of the residential curtilage. Whilst this is judged to preserve the landscape and openness to the west and in light of paragraph 145 criterion g (i) of the NPPF the provision of the structure will not have a substantial impact on the openness of the Green Belt, it would together with previous extensions significantly increase the amount of built development on site and as such would be inappropriate development which is, by definition harmful to the Green Belt.

The application on this basis does not comply with Policy CS1 of the Local Plan, Policy GP2 of the Emerging Local Plan (2011-2031) and conflicts with the NPPF.

## Character and Design

Chapter 12 of the NPPF emphasises the importance of good design and Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the character and amenity of the surrounding area. Whereas Policy SDC1 states that all developments should aim to add to the overall quality of the areas in which they are situated.

The proposed extension will represent that of a conservatory style appearance through glass exterior walls including one masonry wall and an aluminium/black rubber roof finish. Whilst these materials do not match the original design of the bungalow it is seen to act somewhat sympathetically to its setting and surroundings. It will not be visible from the streetscene due to its

positioning to the rear and is therefore seen not to detract from the character of the immediate surrounding area and impair the property's intrinsic values.

Overall, this reinforces what is set out in the Residential Extension Design Guide within the Sustainable Design and Construction SPD stating that the siting, size and design of an extension must not dominate the existing building and should be sympathetic with the original dwelling. The application is therefore considered to be in accordance with Policy CS16 of the Core Strategy, Policy SDC1 of the Emerging Local Plan (2011-2031) and Chapter 12 of the NPPF.

### Impact on Residential Amenity

Policy CS16 also states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

In terms of residential amenity in relation to the planning application, Policy CS16 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties. Whereas Policy SDC1 ensures that the living conditions of existing and future neighbouring occupiers are safeguarded.

There are no neighbouring dwellings within close vicinity of the bungalow due to an engineering boat yard neighbouring the site; and although the provision of the extension will be somewhat visible to the boat yard, it is not a residential premises and therefore immaterial on planning balance. Nevertheless, from the boat yard there is to be no direct line of sight towards the extension in particular with a masonry wall being built on this facing elevation to discourage noise from the engineering operations.

Overall it is considered that the proposal would not have an unduly detrimental impact on the amenities of the neighbouring properties and would therefore comply with Policy CS16 of the Rugby Borough Core Strategy 2011 and Policy SDC1 of the Emerging Local Plan (2011-2031).

### Conclusion

Following the proposals carrying significant disproportionate additions upon the original build it represents inappropriate development which is harmful to the Green Belt. This therefore conflicts with the National Planning Policy Framework and the Core Strategy and Emerging Local Plan Policies and is therefore recommended for refusal.

Recommendation: Refusal.

Report prepared by: Chris Bates – 10/12/2018.

## **REASONS FOR REFUSAL & RELEVANT DEVELOPMENT PLAN POLICIES**

### **REASON FOR REFUSAL 1:**

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to the NPPF not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing buildings and for limited infill in specified villages.

Therefore the proposed single storey rear extension results in significant disproportionate additions upon the original build and constitutes inappropriate development which is, by definition, harmful to the Green Belt.

In the opinion of the Local Planning Authority, there are no special circumstances, which would justify the granting of planning permission for the development in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to policy CS1 of the Rugby Borough Core Strategy 2011 and the NPPF.

**Reference number: R18/1542**

**Site address: Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV23 8AU**

**Description: Erection of four new dwellings (outline - all matters reserved).**

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

## **Introduction**

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been called in by the Head of Growth and Investment to allow this application to be considered in conjunction with R18/0119.

A request has also been received by Councillor Crane within the 21 day consultation period for the application to be determined by Planning Committee on the grounds that:

1. The proposed housing is located outside of the village boundary and is not sustainable; and
2. The only purpose of moving the stables is to create a brownfield site on the site of the existing stables to enable the application for housing to be made.

## **Application Proposal**

This application seeks outline planning permission for the erection of four new dwellings. The demolition of the existing buildings on site is being considered separately under planning application R18/0119, therefore, the main considerations in this application are the principle of development with all matters being considered in detail at reserved matters stage.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 under Part 1 and the Communities and Local Government Guidance on Information Requirements and Validation; March 2010 details information which needs to be submitted to allow for the determination of an outline planning application. This information has been received by the agent and confirmation has been received through the submission of the Site Block Plan (1613-R01B) along with supporting information which confirms that the dwellings would be chalet bungalows and also provides scale parameters of 2.5 metres to the eaves and 6 metres to the ridge.

## **Site and Surrounding Area**

The application site is located outside of the settlement boundary and within the Open Countryside of Flecknoe. The proposal is sited within the grounds of the stud and livery enterprise which currently has substantial grounds with access to the livery being taken from Flecknoe Village Road. The existing access road currently runs through the barn to the existing rural workers dwelling and the remainder of the site.

The application site itself comprises of 8.09 hectares of land within the ownership of the applicant with 7.28 hectares used for grazing. Stabling is for 27 of which 16 stables are for clients, 4 for full liveries and the remaining utilised by family horses. The existing store also incorporates two tack rooms; fodder and bedding storage and machinery storage. With the existing arena measuring 22 metres x 35 metres.

## **Relevant Planning History**

R05/0387 – Erection of a dwelling – Refused – 26<sup>th</sup> May 2005

R06/1543 – Retention of an existing stable block – Approved – 03<sup>rd</sup> November 2006

R07/0949 – Retention of a ménage – Approved – 13<sup>th</sup> March 2007

R07/1429 – Erection of a 2 storey side extension and provision of a ménage – Approved – 19<sup>th</sup> September 2007

R13/1053 – Erection of bungalow, to replace existing residential mobile home – Approved – 05 August 2014

R16/0025 – Erection of a replacement rural workers dwelling to replace existing temporary mobile home – Approved – 12<sup>th</sup> December 2016

R18/0119 – Erection of a barn, stables and outdoor area – Pending Consideration

### **Technical Responses**

Warwickshire County Council (Highways) have objected to the application on the grounds that:

1. Swept path analysis needs to be submitted with the application ensure the largest refuse vehicle can enter and exit the site in a forward gear;
2. Should refuse collection be made from the highway consideration should be given as to whether adequate arrangements can be made; and
3. A Stage 1 Road Safety Audit should be undertaken for the proposed access arrangement.

No objections have been received from:

Warwickshire County Council (Ecology)  
Rugby Borough Council (Environmental Services)

### **Third Party Responses**

Councillor Crane has objected and called the application into planning committee for the following reasons:

1. The proposed housing is outside of the village boundary and is not sustainable;
2. There is no need to build new stables or other agricultural buildings on green field land away from the existing location;
3. The application is contrary to the provisions of the Core Strategy whereby it is not meeting a housing need;
4. Part of the application site is located on green field land; and
5. The only reason for moving the stables is to create a brownfield site.

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

1. Flecknoe is a Local Needs Settlement and therefore new development should be resisted and is outside of the village boundary;
2. The village only offers a small pub and a village hall with no other services available within the village which also has an irregular bus service;
3. Whilst stables are previously developed land the application for the new stables is solely to allow for the land to become available for development to facilitate the proposal;
4. It has not been identified that the proposal would serve as local needs dwelling for the village and would not serve as a rural exception site;
5. The infrastructure is unsuitable and the development will overload the village environment;

6. Roads are unsuitable for increase in traffic with question marks over water pressure, broadband and sewage capacity;
7. Proposal would be contrary to Emerging Local Plan Policies GP1, GP2 and GP3 resulting in a proposal out of character with the surrounding area;
8. The proposal would be contrary to the policies set out in the NPPF;
9. Significant amount of applications have been refused within the jurisdiction of Rugby Borough Council for similar schemes; and
10. The planning system has been manipulated in order to allow for the proposal to be submitted.

No comments have been received from:

Wolfhampcote Parish Council

## **Relevant Planning Policies and Guidance**

### National Planning Policy Framework – 2018

Section 2: Achieving Sustainable Development  
Section 5: Delivering a Sufficient Supply of Homes  
Section 9: Promoting Sustainable Transport  
Section 11: Making Effective Use of Land  
Section 12: Achieving Well Designed Places  
Section 15: Conserving and Enhancing the Natural Environment

### Core Strategy – 2011

Policy CS1: Development Strategy  
Policy CS11: Transport and New Development  
Policy CS16: Sustainable Design  
Policy CS20: Local Housing Need  
Policy CS21: Rural Exceptions Sites

### Saved Local Plan Policies – 2011

Policy T5: Parking Facilities  
Policy E6: Biodiversity

### Supplementary Planning Documents – 2012

Planning Obligations

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

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

## Emerging Local Plan 2011-2031

Policy GP1: Securing Sustainable Development

Policy GP2: Settlement Hierarchy

Policy GP3: Previously Developed Land

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

Policy SDC1: Sustainable Design

Policy D2: Parking Facilities

### **Determining Considerations**

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

### Principle of Development

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

The application site is located within the Open Countryside and along Flecknoe Village Road which is outside of the village boundary of Flecknoe and as such new development will be restricted and only where National Policy on countryside locations permits will development be permitted. Section 5 of the NPPF states that planning policies should avoid the development of isolated homes in the countryside unless certain exceptions are met. Paragraph 79 sets out these exceptions which in this instance the proposal does not comply with; however; Section 11 of the NPPF states that Local Planning Authorities should make as much use of previously-developed land as possible.

Emerging Local Plan Policy GP3 states that Local Planning Authorities will support the redevelopment of previously developed land where proposals are compliant with the policies within the Local Plan in particular where the stated criterion is met. Likewise Section 2 of the NPPF and Emerging Local Plan Policy GP1 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. As the proposal seeks the outline approval for the erection of four new dwellings on a site which has been used for the stabling of horses this use would constitute previously developed land however it should not be assumed that the whole of the curtilage should be developed. As such the proposal is considered to be in accordance with Section 11 of the NPPF and Emerging Local Plan Policy GP3.

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

The assessment that must be undertaken as officers is whether the proposed development would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme. As such, the three objectives of the NPPF needs to be established. Supporting

information has been submitted with the application states that the provision of four new dwelling would bring employment opportunities to Flecknoe during the construction period of the development along with a long term contribution to the local economy by the use of local services and the additional Council Tax contributions. Similarly the social objective is met by providing an additional choice of accommodation, complementary to that existing in the village along with four additional families to support the social structure of the village. Finally it is considered that the demolition of the existing worn out barns and the reuse of the brownfield site meets the environmental objective from both an aesthetic point of view along with an effective use of land. Furthermore additional has been received from the agent in support of the application which details relative distances from services of Grandborough and Flecknoe which have been detailed within the table below:

<b>Rural Settlement</b>	<b>Main Settlement</b>	<b>Travel Time/Distance</b>
Grandborough	Rugby	15 minutes 6.4 miles
Grandborough	Dunchurch	7 minutes 3.5 miles
Flecknoe	Daventry	10 minutes 5.4 miles
Flecknoe	Braunston	6 minutes 2.5 miles
Flecknoe	Napton	8 minutes 4.5 miles

It has been indicated that whilst Flecknoe maybe more isolated than Grandborough in terms of facilities within the jurisdiction of Rugby Borough Council when you take into consideration the surround hinterland it is considered it has shorter access time and less mileage to County Town services with equivalent distance and time to Braunston and Napton compared with Dunchurch for village services. Both Braunston and Napton have Post Offices, convenience stores with Braunston also benefiting from a butchers, fish and chip shop, hairdressers and café which is similar to Dunchurch. In relation to the additional information supplied about it is considered that Rugby and Dunchurch are significantly larger settlements and thus have access to an increased range of services and facilities when compared to Daventry, Braunston and Napton on the Hill. Whilst it is accepted that these places will draw individuals from Flecknoe in some instances, key elements such as schools would not, for instance all the primary, junior, secondary and catholic schools priority catchment areas for Flecknoe lie a considerable distance from the village and further away from Grandborough in all instances.

Furthermore the agent has supplied further information which states that the size of the settlements is not the issue as the services which they provide along with Daventry can match Rugby in terms of shops; doctors; dentists; solicitors and other professional services. Likewise Braunston and Napton can also match the facilities of Dunchurch and jointly match its population. In relation to access to school catchment areas the agent has advised that pupils are bussed from Grandborough and Flecknoe to their choice of schools and also states that Staverton Primary School takes Flecknoe children and is closer to the village than Leamington Hastings/Hill Primary School is to the children in Grandborough. In relation to this Warwickshire County Council (WCC) is clear that whilst you can choose your school to apply for, if you live within a schools priority area you have more chance of your child being offered a place at that school.

Whilst some schools have their own selection criteria many follow the WCC allocation of places in the following order:

1. Children in the care of, or provided with accommodation by, a local authority and children who were looked after, but ceased to be so because they were adopted (or became subject to a child arrangements order or special guardianship order);
2. Children living in the priority area who will have a sibling at the school at the time of admission;
3. Other pupils living in the priority area;

4. Children living outside the priority area who will have a sibling at the school at the time of admission; and
5. Other children living outside the priority area.

Whilst it is acknowledged that children satisfying stages 1-3 will be offered a place before children outside the priority area. Whilst this is less of an issue at primary schools, although the vast majority of children at school still tend to be those from the priority area, there is an acute shortage of places at secondary level therefore the parental/education choice is not that simple.

The agent indicated the recent Court of Appeal decision following the refusal to grant planning permission for the erection of 4 new dwellings in Braintree DC v Secretary of State for Communities and Local Government (2017) which found that isolated homes in settlements without facilities and services recognises that development in a small village may enhance and maintain services in a neighbouring village. Whilst the application site is located outside of the defined village boundary the proposal in this instance is not considered isolated given the location of residential dwellings within the vicinity of the application site. In another recent appeal decision (ref: APP/Q1153/W/18/3198937) at Sungates in Tavistock the Planning Inspector dismissed this appeal for the change of use from agriculture to residential along with the construction of 2 4-bedroomed dwelling houses. The appeal was dismissed on the grounds that it does not necessarily follow that a site that is not isolated in the terms of Paragraph 55 (now 79) will be reasonable accessible to services when considered in the context of other requirements of the Framework. In this instance a distance of 580 metres to the centre of one of the Main Settlements which had access to a wide variety of settlements was considered in this instance to be an unsustainable location.

The above referenced appeal in Tavistock is further supported in this instance that whilst not an adopted policy the Rural Sustainability Study 2015 sets out the most sustainable locations within the Borough according to settlement. In this instance Flecknoe is within the bottom 10 of the least sustainable villages within the Borough in terms of access to services and public transport. In terms of services Flecknoe benefits from a Village Hall/Community Centre; Public House; Café; Place of Worship and Open Space.

Section 9 of the NPPF states that appropriate opportunities to promote sustainable transport modes can be taken up given the type and location of the development for its location ensuring that safe and suitable access to the site can be achieved for all users. The 214 bus operates from the Olive Bush in Flecknoe which stops off in Dunchurch and Rugby, both of which are sustainable settlements, however the bus is only operational on a Thursday with one out and one return journey upon request. The majority of settlements surrounding the village of Flecknoe are small scale settlements with limited access to services the closest main rural settlement to Flecknoe is Dunchurch which is approximately 4.6 miles away; Rugby which is approximately 6.6 miles away; and Daventry which is approximately 2.6 miles away; all distances measured as the crow flies. As such this indicates a heavy reliance on the private car in order for residents to access employment opportunities; services and facilities within the surrounding settlements therefore not meeting requirements of Section 2 of the NPPF and Policy GP1 of the Emerging Local Plan.

It is therefore considered that this application is contrary to Section 2; 5 and 9 of the NPPF; Policy CS1 of the Core Strategy and Emerging Local Plan Policies GP1, GP2 and GP3.

### Character and Design

Policy CS16 and Emerging Local Plan Policy SDC1 states that development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. Section 12 of the National Planning Policy Framework (NPPF) states that developments will function well and add to the overall quality of the area not just for the short

term but over the lifetime of the development whilst being visually attractive as a result of good architecture.

Whilst the main considerations under this application is for the principle of development only, the initial layout submitted with the proposal is not considered to be acceptable in this instance. Whilst it is acknowledge the site can accommodation 4 new dwellings the layout needs to be revised to form a more acceptable scheme which follows the pattern of development within the street scene and numbers reduced to 3 so that the paddock land to the rear of the site can be opened up and the pattern of development within the surrounding area maintained. Ultimately this would be addressed at the reserved matters stage if the principle of development was judged to be acceptable.

### Impact on Residential Amenity

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

As previously identified the main considerations under this application is for the principle of development only, as such design, scale and massing details would be reserved for full consideration at a later date. The indicative layout submitted has however identified that the site can accommodate up to 4 new dwellings. As referred to above, a revised layout would be required and the impacts on the amenities of neighbouring properties would be appropriately addressed at the reserved matters stage should outline planning consent be granted.

### Highway Safety

Policy CS11 of the Core Strategy and Emerging Local Plan Policy D1 is consistent with this and states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. The Planning Obligations SPD and Appendix 5 expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals. Policy CS11 and policy T5 of the Local Plan in conjunction with Emerging Local Plan Policy D2 also state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations SPD and Appendix 5 of the Emerging Local Plan.

Whilst the number of bedrooms within this proposal is currently unknown the proposal indicates parking for 16 vehicles to be parked to the front and within the detached garages which have been included within the indicative layout. As such, it is therefore considered that there will not be an adverse impact on parking within the vicinity and it is therefore considered to be in accordance with the Planning Obligations SPD.

Whilst access is not a main consideration under this application Warwickshire County Council (Highways) have been consulted on the application and have objected to the application given the position of the proposed vehicular access to the site in relation to the bend in the public highway D2298 Flecknoe Village Road, and its juxtaposition with neighbouring existing accesses, the Highway Authority has some concerns with the access arrangements as currently set out. It is also noted that the extent of the 'red line' application site appears to allow little flexibility with regard to highway access. Whilst it is acknowledged that the application is in outline form with all matters reserved, the Highway Authority considers that it must be established at this stage whether an appropriate access can be provided to serve the proposed development.

Warwickshire County Council (Highways) have objected to the application on the grounds that insufficient information has been provided to fully assess the highways impacts of the proposal. Given the position of the proposed vehicular access to the site in relation to the bend in the public

highway D2298 Flecknoe Village Road, and its juxtaposition with neighbouring existing accesses, the Highway Authority has some concerns with the access arrangements as currently set out. It is also noted that the extent of the 'red line' application site appears to allow little flexibility with regard to highway access.

Whilst it is recognised that the application is in outline form with all matters reserved, the Highways Authority considers that it must be established at this stage whether an appropriate access can be provided to serve the proposed development. The Highways Authority have confirmed that as it is unclear from the information provided how it would be intended for waste to be collected at the proposed development. If it is intended for refuse vehicles to enter the site, swept path analysis should be provided to demonstrate whether the largest refuse vehicle currently used in Rugby Borough can adequately enter and exit the site in a forward gear. Should it be intended for refuse to be collected within the highway and to not enter the site, consideration should be given at this point as to whether adequate arrangements could be provided for refuse collection in accordance with the document "BS 5906:2005 Waste management in buildings - Code of practice". A Stage 1 Road Safety Audit (RSA) should be undertaken for the proposed access arrangements, in accordance with a brief to be agreed beforehand with the Highway Authority with any swept path analysis undertaken as discussed above should be undertaken before the RSA, and its outputs should form part of the consideration of the RSA.

Following discussions with the agent and given the concerns raised regarding the principle of development it has been deemed that it would not be reasonable to require this information to be submitted at this stage. It is therefore considered that the proposal is contrary to Policy CS11 of the Core Strategy; Saved Local Plan Policy T5 and Emerging Local Plan Policy D1.

### Planning Balance

In terms of the planning balance there is no dispute that the Local Planning Authority cannot currently demonstrate a five year supply of housing and as such relevant policies for the supply of housing should therefore be considered out of date. The NPPF however does state that planning permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, or specific policies of the Framework indicate development should be restricted.

It is acknowledged the scheme would bring a number of benefits including the provision of additional dwellings to the local stock and associated benefits to the local economy, however, the positive effects of a small scale development over long term would be limited. The harm however in respect of the location of the application site would be in conflict with one of the Framework's core planning objectives in that the proposal would not demonstrate sustainable development and as such significant weight should be given to this conflict.

### Conclusion

In the opinion of the Local Planning Authority, having regard to the location of the development outside of the village boundary of Flecknoe being sited within the Open Countryside, the proposal would result in a development which would result in a high reliance on car use that in turn fails to mitigate and adapt to climate change and support moving to a low carbon economy. Furthermore it has not been demonstrated that the proposal would not have an adverse on the highway network. As such the proposal fails to comply with Sections 2 and 5 of the National Planning Policy Framework (2018); Policy CS1 and CS11 of the Core Strategy; Saved Local Plan Policies E6 and T5 and Emerging Local Plan Policies GP1, GP2; GP3; and D1. The proposal is, therefore, recommended for refusal in accordance with the reasons set out below.

Report prepared by: Jo Orton, Senior Planning Officer

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R18/1542

### **DATE VALID**

10/10/2018

### **ADDRESS OF DEVELOPMENT**

FLECKNOE FARM STUD AND LIVERY  
FLECKNOE VILLAGE ROAD  
FLECKNOE  
RUGBY  
CV23 8AU

### **APPLICANT/AGENT**

Nigel Brotherton  
Howkins & Harrison  
7-11 Albert Street  
Rugby  
Warwickshire  
CV21 2RX  
On behalf of Mr and Mrs A Murray, FLECKNOE  
FARM

### **APPLICATION DESCRIPTION**

Erection of four new dwellings (outline - all matters reserved).

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

#### REASON FOR REFUSAL: 1

The proposed development would result in a high reliance on car use, and therefore does not minimise waste and pollution, or mitigate to adapt to climate change by moving to a low carbon economy. As such the proposal does not fulfil the environmental dimension of sustainable development identified by Section 2 of the National Planning Policy Framework 2018 and therefore does not constitute sustainable development.

#### REASON FOR REFUSAL: 2

The applicant has not demonstrated that the proposal will not have an adverse impact on highway safety. This is contrary to Saved Local Plan Policy T5 and Emerging Local Plan Policy D1, which seeks to safeguard, maintain and enhance features of ecological and geological importance and Section 9 of the National Planning Policy, which states that the planning system should promote opportunities for the use of sustainable transport modes can be taken up given the type and location of the development for its location ensuring that safe and suitable access to the site can be achieved for all users.

#### RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

##### **National Planning Policy Framework – 2018**

Section 2: Achieving Sustainable Development  
Section 5: Delivering a Sufficient Supply of Homes  
Section 9: Promoting Sustainable Transport  
Section 11: Making Effective Use of Land  
Section 12: Achieving Well Designed Places  
Section 15: Conserving and Enhancing the Natural Environment

##### **Core Strategy – 2011**

Policy CS1: Development Strategy  
Policy CS16: Sustainable Design

##### **Saved Local Plan Policies – 2011**

Policy T5: Parking Facilities  
Policy E6: Biodiversity

## Supplementary Planning Documents – 2012

### Planning Obligations

#### Emerging Local Plan 2011-2031

Policy GP1: Securing Sustainable Development

Policy GP2: Settlement Hierarchy

Policy GP3: Previously Developed Land

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

Policy SDC1: Sustainable Design

Policy D2: Parking Facilities

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site [www.rugby.gov.uk](http://www.rugby.gov.uk) or at the Council Offices.

#### 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.

**Reference number: R18/0119**

**Site address: Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV23 8AU**

**Description: Erection of a barn, stables and outdoor arena.**

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

## **Introduction**

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been called in by the Head of Growth and Investment to allow this application to be considered in conjunction with R18/1542.

## **Application Proposal**

This application seeks full planning permission for the erection of a barn; three new stables and an outdoor arena. The proposal would be sited along the South Western boundary with the existing hedge to be retained and within close proximity to the replacement rural workers dwelling which was approved under R16/0025 on 12<sup>th</sup> December 2016. The details of the proposal are outlined in more detail below.

### *New Barn*

The proposed new barn would have a maximum height of 6.9 metres with 3 metres to the eaves; there would be a width of 42.8 metres and a maximum length of 15.7 metres which extends to 20.5 metres when taking into consideration the roof overhang. The proposal consists of a new hay barn; two wash rooms; two tack rooms; feed barn; hay box and 16 stable blocks. The barns would be constructed from Yorkshire Timber Boarding and Concrete Panels (to the hedge side and gable ends); Natural Grey Fibre Cement roof; Juniper Green motorised roller shutter entrance doors and black UPVC to the rainwater goods.

### *External Stables*

There are three new external stables proposed which would be located within close proximity to the new barn. The new stables would vary in size with the smallest having a maximum height of 3.3 metres with 2.5 to the eaves; there would be a width of 8.8 metres and a maximum length of 4 metres which would incorporate a stable and a tack room. The second stable would have a maximum height of 3.3 metres with 2.5 to the eaves; there would be a width of 11 metres and a maximum length of 5.1 metres this barn would incorporate two stables and a tack room. The largest of the stables would contain five new stables and would have a maximum height of 3.3 metres with 2.5 to the eaves; there would be a width of 18.6 metres and a maximum length of 4 metres. The stables would be constructed from Yorkshire Timber Boarding with a Natural Grey Fibre Cement roof with black UPVC rainwater goods.

### *Outdoor Arena*

The outdoor arena would cover an area of 50 metres x 30 metres with the floor area being finished with 125mm compacted MCE material on 650gsm Geotextile Membrane with Welded Seams and Nailed Battens on 150mm clean graded stone on 140sgm Geotextile Membrane. A perforated drainage pipe is to be taken around the arena and into the existing soakaway. The perimeter would be enclosed with a post and rail timber fencing with timber retaining boards.

## Site and Surrounding Area

The application site is located within the grounds of the stud and livery enterprise which currently has substantial grounds with access to the livery being taken from Flecknoe Village Road. The existing access road currently runs through the barn to the existing rural workers dwelling and the remainder of the site. The site where the new buildings are to be sited would be at a lower level to the existing buildings due to the onsite topography.

The application site itself comprises of 8.09 hectares of land within the ownership of the applicant with 7.28 hectares used for grazing. Stabling is for 27 of which 16 stables are for clients, 4 for full liveries and the remaining utilised by family horses. The existing store also incorporates two tack rooms; fodder and bedding storage and machinery storage. With the existing arena measuring 22 metres x 35 metres.

## Relevant Planning History

R05/0387 – Erection of a dwelling – Refused – 26<sup>th</sup> May 2005

R06/1543 – Retention of an existing stable block – Approved – 03<sup>rd</sup> November 2006

R07/0949 – Retention of a ménage – Approved – 13<sup>th</sup> March 2007

R07/1429 – Erection of a 2 storey side extension and provision of a ménage – Approved – 19<sup>th</sup> September 2007

R13/1053 – Erection of bungalow, to replace existing residential mobile home – Approved – 05 August 2014

R16/0025 – Erection of a replacement rural workers dwelling to replace existing temporary mobile home – Approved – 12<sup>th</sup> December 2016

R18/1542 - Erection of four new dwellings (outline - all matters reserved) – Pending Consideration

## Request for Further Information

During the course of the application amended plans were requested following consultation with Rhodes Rural Planning which raised a number of concerns with the proposals as it was felt that the wooden stable ranges were unnecessary. Amended plans have been received and will be consulted on accordingly, in addition to this, further information has been received which provides a breakdown of the comparative costs for repair and rebuild along with details on how manure is to be dealt with.

## **Technical Responses**

Rhodes Rural Planning have raised concerns in relation to the application and raises a number of issues which need to be addressed by the applicant those being:

1. The wooden stable ranges proposed are unnecessary and should be incorporated in or added to the proposed new stable building;
2. Comparative cost of the new build against repair and refurbishment;
3. Details are required as to whether or not the proposed new arena is to be lit and if so, what system will be implemented; and
4. Details are required as to how manure is to be dealt with.

No objections have been received from:

Warwickshire County Council (Highways)  
Warwickshire County Council (Ecology)  
Rugby Borough Council (Environmental Services)

### **Third Party Responses**

Wolfhampcote Parish Council have objected to the proposal on the following grounds:

1. The proposal is located outside of the village boundary and would have the potential to set a precedent for proposed future development outside the village boundary;
2. Concerns over environmental implications as application states drainage will flow into existing ditches, however, these are being filled and blocked with horse waste from horses currently stabled on site;
3. Concerns over light pollution from the new ménage affecting adjacent properties; and
4. Why is the replacement barn necessary why can't the existing one be refurbished and redeveloped.

Neighbours notified and a site notice has been posted with six letters of objection being received raising the following:

1. Light pollution from floodlights and vehicles;
2. If there are to be more horses what is the provision of muck disposal;
3. Is the land big enough for more horses;
4. More vehicles coming in and out of the village;
5. Horse lorries on a dangerous bend;
6. The materials differ between the application form and the submitted proposed plans;
7. Why can the external stables not be incorporated with a larger barn;
8. West side of the barn has a significant overhand over hardstanding assumed all roof structures will be within the curtilage of the application site;
9. Further justification is needed over the increase in the size of the applicants business;
10. Given the size of the lorries there is no provision for pedestrians near the site;
11. Neighbouring properties driveways are used as passing places in the village;
12. Drainage has not been annotated onto the plans and no details of package treatment has been provided;
13. The applicants cannot afford to develop the site as they do not have the capital available to them;
14. The proposal would allow the potential for the existing site to be redeveloped into residential dwellings;
15. The application in principle is acceptable however could be located in a different position;
16. An alternative scheme would break up the elongation of the village of Flecknoe and would be less visible to the neighbours;
17. No evidence has been submitted to confirm that the barn is no longer fit for purpose and why it is too small for current and future occupants;
18. No justification has been submitted as to the relocation of the barn and ménage to a greenfield and not re-built on the current site;
19. It is known that an application for new residential dwellings is to be submitted and should therefore be determined in conjunction with one another; and
20. The application should be withdrawn and a revised application submitted which covers all intended uses for the site.

Following the submission of amended plans a re-consultation has been carried out with the relevant third party consultees.

No comments have been received from:

Wolfhampcote Parish Council  
Neighbours

## **Relevant Planning Policies and Guidance**

### National Planning Policy Framework – 2018

Section 6: Building a Strong, Competitive Economy  
Section 12: Achieving Well-Designed Places

### Core Strategy – 2011

Policy CS1: Development Strategy  
Policy CS16: Sustainable Design  
Policy CS17: Sustainable Buildings

### Saved Local Plan Policies – 2011

Policy T5: Parking Facilities

### Supplementary Planning Documents – 2012

Planning Obligations

### 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 Policies – 2011-2031

Policy GP2: Settlement Hierarchy  
Policy ED4: The Wider Urban and Rural Economy  
Policy SDC1: Sustainable Design  
Policy SDC2: Landscaping

## **Determining Considerations**

The main considerations in respect of this application are the principle of development, design and character of the proposal; impact on the residential amenity of the surrounding area and highway and parking standards.

## Principle of Development

Policy CS1 of the Core Strategy and Emerging Local Plan Policy GP2 states that development must comply with the settlement hierarchy and that it must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy. Whilst Policy ED4 of the Emerging Local Plan states that forms of development are acceptable outside of the urban area for equine and equestrian related activities, wherever practicable using existing buildings and structures.

The application site is located within the Open Countryside as defined in Policy CS1 of the Core Strategy and Emerging Local Plan Policy GP2; as such new development will be resisted and only where national policy on countryside locations allows will development be permitted.

As the application site is located with the open countryside it is therefore considered an unsuitable location for development and only where national policy on countryside locations allows will development be permitted. The NPPF states within Section 6 that policies should support the development and diversification of agricultural and other land-based rural businesses. This could be done through the conversion of existing buildings and well-designed new buildings.

The applicants have owned and operated the established equestrian centre since 2005 with the business seeing an increase in livery numbers which was confirmed as part of an independent agricultural appraisal conducted as part of application R16/0025. Evidence submitted with the application confirms that the current barn is no longer fit for purpose given its deteriorating condition. In relation to the outdoor area this is too small for practical use and is located on the boundary of the neighbouring residential property. Given its location this provides restrictions on when work can be undertaken in the arena, which is also too small for its use with a commercial stud requiring a larger arena.

Further to advice received from Rhodes Rural Planning a number of comparative quotes have been received which compare the options for repairing the barn along with the provision of a new barn in an alternative location. These quotes clearly highlight that the cost of the new barn is less than half the cost of removing and disposing of the existing asbestos roof and re-roofing. Additional advice obtained from Rhodes Rural Planning confirmed that the proposal for a replacement building is reasonable based on costings supplied by the agent.

As the application seeks full planning permission for the replacements of the existing barn and outdoor arena, both of which have fallen into a state of disrepair and are not up to the modern standard required for a modern equine business. The erection of the new barn; stables and ménage within the Open Countryside, are required for the ongoing support of the established stud and livery, to allow the applicants to provide a more professional service to their clients and support the growth of the business. It is considered that the proposal meets the requirements of Section 6 of the NPPF.

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

## Character and Design

Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1 states that development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. Section 11 of the NPPF supports this further by ensuring that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The existing barn has been in situ in excess of 50 years and was built to accommodate a large number of cattle as opposed to its existing equine use. Upon completion of the site visit it is clear the existing barn is falling into a state of disrepair and repaired over time with a variety of materials. Justification submitted with the application confirms that the range of materials used include timber boarding; varying types of sheet metal; blockwork and sleepers with the barn roof being clad in asbestos sheeting. It was clear from the site visit that the roof is currently leaking in a number of locations which is further supported with confirmation that valley gutters need constant attention to avoid blockages and also to repair further leakages.

The application site has been chosen due to the close proximity to the existing barn and mobile home, on relatively level land, which benefits from good access from the existing track. The existing hedge will be retained to ensure that the barn is shielded from views to the west and north. The new barn has been positioned on the lowest part of the site, on level ground, it has a design associated with agriculture and would be constructed from appropriate materials commonly used on these types of buildings. Siting the barn in this location onto a level base will assist in limiting the impact on the surrounding area by keeping the ridge as low as possible. The stables and ménage proposed are appropriately designed to meet the needs of the business and reflect the character and appearance of the surrounding area. As the business still needs to operate during the construction phase a condition will be implemented ensuring that the existing structures and ménage are removed from site.

Further confirmation has been received from Rhodes Rural Planning who has confirmed that the buildings are typical 1960s cattle buildings constructed from materials which reflect this period in time. Whilst the buildings could be used in the current form for a few more years, it has been confirmed that, new stabling would resolve all issues and provide a modern, horse friendly facility with adequate ventilation for the horses. Moving onto the arena, likewise it has been confirmed this could also be used within the future, however, given the requirement for new stable buildings, it would be unreasonable to retain the existing arena in a position divorced from the new stables. Therefore a new arena sited close to the new stables would be apposite. Concerns however have been raised in relation to the sets of wooden stables intended for family use, the proposed replacement building could be extended or laid out differently to accommodate the family horses, and this would result in a uniform building constructed without the need for the wooden ranges. Thereby being more harmonious and create less of an impact in the local landscape.

Following concerns raised by Rhodes Rural Planning the proposal has been revised so that the external stables have been incorporated into the new barn with the exception of the external stables at the southern end of the site. The agent has advised that these stables are required as isolation stables to accommodate ill and disruptive stud farm horses and will be used for stabling temporarily at the stud farm so that they do not disturb the resident stud farm horses. The proposed new barn, incorporating the stables, would have a maximum height of 6.9 metres with 3 metres to the eaves; there would be a width of 51.5 metres and a maximum length of 15.4 metres which extends to 20.6 metres when taking into consideration the roof overhang. The proposal consists of a new hay barn; two wash rooms; two tack rooms; feed barn; hay box and 20 stable blocks.

A further consultation was carried out with Rhodes Rural Planning which has confirmed that there is still an issue with the provision of the additional range of wooden stables as isolation stables as opposed to the family horses and occasional liveries during competition season previously highlighted. Rhodes Rural Planning advised that at the initial meeting daily occasional liveries would be from owners who would be competing at Onley Grounds Equestrian Centre, where stabling is at a premium particularly if an overnight stay is envisaged. During the meeting the applicants did not set out that there was a need to segregate horses which were ill from other horses or to suggest that daily liveries would be in any way disruptive to horses held at the yard. The arguments made by the applicants for further external ranges is not in my opinion persuasive.

It is therefore considered that the removal of the existing buildings would result in an enhancement to the surrounding area when taken into consideration the condition of the existing barn provisions on site. The location of the redeveloped buildings is considered most appropriate for the ongoing business needs given the accessibility by track and close proximity to paddock land and the owner's rural workers dwelling. In relation to the separate stables proposed these have since been removed from the proposal incorporating them into the main stables within the site over coming concerns raised by Rhodes Rural Planning. As such the proposed building would now have a maximum height of 6.9 metres with 3 metres to the eaves; there would be a width of 51.3 metres and a maximum length of 15.7 metres which extends to 20.5 metres when taking into consideration the roof overhang.

It is therefore considered that this application is in accordance with Section 11 of the NPPF; Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1.

### Impact on Residential Amenity

Policy CS16 also states that development will ensure that the amenities of existing and future occupiers are safeguarded. Policy CS16 of the Core Strategy and Emerging Local Plan Policy SDC1 also states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

The nearest residential dwellings are Underwood Cottage which is located to the North West of the application site and is detached with Oxfields being located to the North East of the application site and is also detached. These properties are separated from the application site by approximately 90 metres as such it is therefore considered that there will be no materially adverse impacts on neighbouring properties in terms of loss of light; overbearing impact and overlooking on the occupiers of the neighbouring properties.

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

### Highway Safety

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

Access and parking to the new facilities will remain as existing, with the track which leads from the south of the existing barns being utilised by the development. Warwickshire County Council (Highways) have confirmed that they have no objection to the proposal and have not recommended any further conditions or informativies should the proposal be recommended for approval.

This application is therefore considered to be in accordance with Saved Local Plan Policy T5; Emerging Local Plan Policy D1 and the SPD on Planning Obligations.

### Conclusion

The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety. Accordingly, the application is to be considered to be in accordance with the National Planning Policy Framework and the Core Strategy and is therefore recommended for approval subject to conditions.

Report prepared by: Jo Orton, Senior Planning Officer

**DRAFT DECISION**

**APPLICATION NUMBER**

R18/0119

**DATE VALID**

30/01/2018

**ADDRESS OF DEVELOPMENT**

FLECKNOE FARM STUD AND LIVERY  
FLECKNOE VILLAGE ROAD  
FLECKNOE  
RUGBY  
CV23 8AU

**APPLICANT/AGENT**

David Minns  
Prime Meridian  
The Priory  
Draycott Road  
Shepton Mallet  
BA4 5HS  
On behalf of Mr & Mrs Murray, FLECKNOE  
FARM

**APPLICATION DESCRIPTION**

Erection of a barn, stables and outdoor arena.

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

**CONDITION: 1**

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

**REASON: 1**

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

**CONDITION:**

The development shall not be carried out other than in accordance with plan number 590 01/PL04 received by the Local Planning Authority 29th January 2018 and amended plan numbers 590 01/PL01D; 590 01 PL03A; and 590 01 PL02A received by the Local Planning Authority on 16 July 2018.

**REASON:**

For the avoidance of doubt.

**CONDITION: 3**

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

**REASON: 3**

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

**CONDITION: 4**

It should be ensured that there is no contamination of the watercourse either during or after development. All watercourses are of significant nature conservation value. Therefore, we would recommend that suitable measures are taken to minimise detrimental run-off and ensure no net biodiversity loss in accordance with NPP, ODPM Circular 2005/06 and to comply with guidance within the Water Framework Directive. The Environment Agency can provide further details if required. There should be a buffer zone of at least 8 metres between the edge of the watercourse, (i.e. the top of the bank), and the development.

**REASON: 4**

In accordance with NPPF, ODPM Circular 2005/06.

**CONDITION: 5**

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

**REASON: 5**

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

**CONDITION: 6**

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

**REASON: 6**

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

**CONDITION: 7**

The manure and waste from the use of the stables should be stored in such a way or covered so that nuisance from smell or from flies does not occur. The manure and waste should preferably be removed from the site.

**REASON: 7**

In the interest of the amenities of neighbouring properties.

**CONDITION: 8**

Burning of manure or waste from the use of the stables is not be permitted.

**REASON: 8**

In the interest of the amenities of neighbouring properties.

**CONDITION: 9**

The existing barn and arena and all associated hardstanding and materials shall be removed from the site within 3 months of the erection of the new barn and outdoor arena being completed.

**REASON: 9**

In the interest of the amenities of neighbouring properties and in the interests of the visual amenities of the locality.

**CONDITION: 10**

No above ground works shall commence unless and until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 10 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

**REASON: 10**

To ensure the proper development of the site and 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**

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 disturb, obstruct or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence 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. The applicant is advised that to ensure no bats are endangered during destructive works, the roof tiles should be removed carefully by hand. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 02080 261089 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 inclusive, 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 by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

**INFORMATIVE: 3**

In view of the nearby ponds, care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services (01926 418060) or Natural England (02080 261089) are contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2017.

**Reference number: R18/0390**

**Site address: Elms Farm, Watling Street, Hinckley, LE10 3EE**

**Description: Erection of 4 No. poultry rearing buildings and associated infrastructure.**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

This application is being reported to Committee in accordance with the Council's scheme of delegation as it is a major development.

Due to the size of the operation proposed an Environmental Impact Assessment is required to support the application and this has been provided.

### **Description of site**

This application relates to agricultural land which is located in the Green Belt close to the borough boundary with Hinckley and Bosworth Borough Council's administrative area.

The site is currently used for arable crops and is fairly level. The site slopes gradually down towards the north west. There are ditches and hedgerows to the boundaries, with mature trees within these. There is an existing pond surrounded by trees in the southern part of the site.

There are power lines crossing the site north to south and from north west to south east close to the site access. There is a public right of way running east to west adjacent to the hedgerow and the boundary of the site.

The land surrounding the site is mostly agricultural land used for arable production and this is within the ownership of the applicant. There are a range of farm buildings, including dwellings and barns to the south of the application site. These are also within the applicants' ownership.

The Ashby Canal is located to the west of the site and there are long term moorings located around 175m north of the site. The parts of the canal within Hinckley and Bosworth Borough Council's administrative area, around 375m north of the site form part of the Ashby Canal Conservation Area.

The site is accessed along an existing farm access from the A5 Watling Street to the north. Employment buildings within Hinckley and Bosworth are to the other side of the A5 and are visible from the site. These are large modern buildings constructed of grey cladding with barreltop roofs.

### **Description of proposals**

This application proposes the erection of 4 poultry rearing buildings with associated works and infrastructure.

These will be located in the western half of the site and a new access road will be provided from the existing farm track, this will run east to west close to the site boundary. The development will be set in from the boundary to allow the existing public footpath to be retained in a 3m corridor. The buildings will be to the west of the existing power lines crossing the site.

Each poultry building could accommodate 55,000 birds, resulting in a total of 220,000 birds. The buildings will each measure 109.723m by 20.42m and will measure 5.615m to the ridge and 2.85m to the eaves. These will be linked at the northern end by an access corridor and 2 control room areas will be provided between the buildings.

The proposed buildings will have pan feeders, non-drip drinkers and indirect heating provided by a ground source heat pump with a gas back up system. Ventilation within the buildings will be based on high velocity chimneys with side inlet vents. The ventilation, heating and feeding systems are all fully automated and alarmed. The alarm system will alert staff by mobile phone of any system failures.

A concrete apron is proposed to the front of the buildings and a turning head is proposed to the west to allow large vehicles to turn.

A range of other plant and equipment are also proposed adjacent to the access road and concrete apron. These include feed bins, a feed blending room, gatehouse, water tanks, underground dirty water tanks, gas tanks and a dead bird shed. 3 car parking spaces are proposed adjacent to the gatehouse.

The feed bins will be the largest of these, 6 bins are proposed in total with a maximum height of around 8.6m, each will have a diameter of 3.4m. These are proposed to the north of the poultry buildings with a feed blending room measuring, 3m by 3m and 2.8m high, between these. Dirty water tanks are proposed underground either side of these.

Other ancillary buildings are proposed in the eastern part of the site. The proposed sizes of the ancillary buildings and equipment are detailed below:

<b>Building</b>	<b>Length</b>	<b>Width</b>	<b>Height (maximum)</b>
Gatehouse	9.03m	7m	3.215m
Dead bird shed	4m	4m	3.133m
Gas tanks (area of 5 tanks)	9.9m	3.96m	1.5m
Plant room	6m	3m	2.8m
Water tanks	4.5m (diameter)		3.6m

All buildings are proposed in a simple design with pitched roofs, these are to be constructed of olive green profile sheeting.

An attenuation pond is proposed to the south of the buildings, adjacent to the existing pond.

The majority of the eastern part of the site will remain undeveloped and it is proposed to convert this to semi-improved grassland.

The application is accompanied by information detailing how the poultry operation will be carried out.

It is proposed to raise broilers (chickens) from day old chicks through to finished table weight.

Chicks will be placed in the building at a day old and raised for 38 days. Following this they are manually caught and transported live to the processors.

The buildings will then be cleaned and manure will be removed from the site by lorry and used as an agricultural fertiliser elsewhere. The buildings are then washed out with water draining to sealed tanks which are then emptied by tanker. This cleaning phase will take 10 days at the end of each cycle.

It is proposed that there will be a total of 7.6 flocks per year.

### **Relevant planning history**

Hinckley & Bosworth Borough Council: 18/00996/FUL

Improvement works to vehicular access onto A5 (cross border application - the substantive application has been submitted to Rugby Borough Council for the erection of 4 No. poultry rearing buildings and associated infrastructure)

Approved 07/01/2019

### **Relevant planning policies and guidance**

#### Rugby Borough Core Strategy, 2011

CS1	Complies	Development Strategy
CS11	Complies	Transport and New Development
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions

#### Rugby Borough Local Plan, 2006 – Saved policies

GP2	Complies	Landscaping
E6	Complies	Biodiversity
E17	Complies	Development affecting parks and gardens and the historic landscape
T5	Complies	Parking facilities

#### Rugby Borough Local Plan – Main Modifications 2018

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.

GP2	Complies	Settlement Hierarchy
HS2	Complies	Heath Impact Assessments
HS5	Complies	Traffic Generation, Air Quality, Noise and Vibration
NE1	Complies	Protecting Designated Biodiversity and Geodiversity Assets
NE3	Complies	Landscape Protection and Enhancement
SDC1	Complies	Sustainable Design
SDC2	Complies	Landscaping
SDC3	Complies	Protecting and Enhancing the Historic Environment
SDC4	Complies	Sustainable Buildings
SDC5	Complies	Flood Risk Management
SDC6	Complies	Sustainable Drainage
D1	Complies	Transport
D2	Complies	Parking Facilities

Ashby Canal Conservation Area Appraisal, 2009 (Hinckley & Bosworth Borough Council)

Planning Obligations SPD, 2012

Warwickshire County Council Landscape Assessment of the Borough of Rugby, 2006

National Planning Policy Framework, 2018 (NPPF)

### Technical consultation responses

Environmental Services	Comment	Potential issues will be covered by Environment Agency permit, request clarification regarding manure, request condition and informative
WCC Ecology	Comment	Require Biodiversity impact assessment and conditions
WCC Flood Risk Team	Objection	Require additional drainage information
Warwickshire Ramblers	Objection	Proposals appear to block public footpath
Warwickshire Police	No objection	Should consider security measures
Warwickshire Fire Service	No objection	Subject to informative
WCC Infrastructure	No s106 requests	
Highways England	Comment	Do not determine for 3 months, require further information regarding visibility and vehicle tracking
WCC Highways	No objection	
Leicestershire Highways	No comment	
Inland Waterways	No objection	Subject to suitable landscape or bund screening to prevent industrial appearance
Environment Agency	No objection	
Cadent Gas & National Grid	No objection	Subject to protective slab over pipeline
Health & Safety Executive	Use on-line system	
Health & Safety Executive	Online system	Does not advise against
Severn Trent	No objection	Subject to informative
Landscape Officer	No objection	Subject to implementation of landscaping
Natural England	Objection	Impact on SSSI and Special Area of Conservation have not been assessed
WCC Archaeology	No objection	Subject to condition
Canal River Trust	Objection	Impact of odour on nearby moorings not assessed, require information regarding surface water drainage
DEFRA	No comments received	
Warks Wildlife Trust	No comments received	
WCC Rights of Way	No comments received	

### Amended plans/information

Highways England	No objection	Subject to conditions & informative
Warwickshire Ramblers	No objection	
WCC Flood Risk Team	No objection	Subject to condition
Environmental Services	Comment	Accept comments re: use of manure, accept revised odour report regarding moorings
WCC Ecology	No objection	Subject to condition
Canal River Trust	No objection	
Natural England	No comments received	

### Third party comments

Hinckley & Bosworth Borough Council	Objection	
		<ul style="list-style-type: none"> <li>- Concerned about visual impact of buildings;</li> <li>- Site is open countryside with long distance public views, large prominent buildings would affect undulating agricultural landscape;</li> <li>- Views from Ashby Canal which is a Conservation Area within HBBC area;</li> </ul>

- Concern regarding proposal to use manure on land owned by the farm, this includes land close to dwellings not covered by the Environment Agency permit, this concern was raised by Environmental Health.

#### Burbage Parish Council      Objection

- Development would be visually intrusive in open countryside and from the A5;
- Potential noxious odours would affect users of the canal and public footpath;
- Detrimental impact on tourism economy;
- Would blight that section of the canal affecting permanent and visitor moorings and passing waterway users;
- Traffic safety, particularly in relation to the A5 must be considered;
- Remedial landscaping works must be properly planned;
- Seek clarification regarding the future of the public footpath.

#### **Assessment of proposals**

A key issue to assess in relation to this application is whether the principle of the development is acceptable in this Green Belt location. The impact in terms of visual amenity, highway safety and environmental factors such as noise, odour etc. must also be considered.

#### Principle of development

The application is located within countryside which forms part of the West Midlands Green Belt.

Policy CS1 and draft policy GP2 state that within the Green Belt new development will only be permitted when allowed by national policy.

Paragraph 143 of the NPPF refers to development in the Green Belt and states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 goes on to state that new buildings will be inappropriate development unless they are within a list of specified exceptions. These exceptions include buildings for agriculture and forestry.

The proposed buildings are required in relation to the proposed poultry rearing operation on the site, as such they comprise buildings required for agriculture. These therefore do not constitute inappropriate development in the Green Belt.

The NPPF states within paragraph 83 that policies and decisions should enable the sustainable growth and expansion of all types of businesses in rural areas through conversion of existing buildings or well-designed new buildings and the development and diversification of agricultural businesses.

The applicant advised that the proposals will allow the diversification of the existing arable farming enterprise, which will continue. The arable production operation is reliant on Government subsidies and due to Brexit these have not been guaranteed beyond 2020. The applicants have chosen to diversify into poultry production based on increasing demand for UK produced chicken meat.

The poultry operation will link to the arable operation with whole grain wheat produced on the farm being blended into the feed and manure used as a fertilizer on arable land away from the site.

The applicant also advised that the siting of the proposed development was chosen due to the close proximity to the existing farmyard and due to the availability of access, services and existing dwellings for security purposes.

The principle of the development is therefore considered acceptable in accordance with policy CS1 and draft policy GP2.

#### Impact on Landscape, Character and Appearance

Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities character and amenity of the areas in which they are situated and draft policy SDC1 includes similar criteria.

The Landscape Assessment of the Borough of Rugby identifies the application site within the Mease Lowlands landscape type. This comments that is an intensively farmed arable landscape where field patterns are generally intact. This landscape type is defined as having a low visibility and fragility giving rise to an overall low sensitivity which means the landscape is more able to accommodate change than other landscape types.

The proposed buildings are large and the impact on the visual amenity and character of the area must be assessed. Hinckley and Bosworth Borough Council and Burbage Parish Council raised objections to the proposal on the grounds that the buildings would be prominent and intrusive in the landscape.

The proposed poultry buildings are large buildings. However, these are relatively low level with a ridge height of 5.615m. The tallest structures proposed are the feed stores which will have a maximum height of 8.6m and a diameter of 3.4m.

The application was accompanied by a Landscape and Visual Impact Assessment (LVIA) which includes the assessment from 18 viewpoints surrounding the application site, these were selected as they are positions where members of the public will have views of the site and include nearby roads, public Rights of Way and the canal towpath.

This concluded that the site was visible from 12 of the 18 viewpoints and that the impact on 3 of these was considered to be significant. Those most affected by the proposals were those closest to the site - the Right of Way within the site, the bridge over the Ashby Canal and from parts of the canal towpath. The LVIA concluded that the development would have a minor/negligible impact on landscape character and a minor effect on visual impact.

The site is currently undeveloped agricultural land so any built development will have an impact on the character of the area. However, the proposed buildings are relatively low level, are agricultural in style and will be seen in association with the existing farm yard. When the site is viewed from the south the buildings will be seen against the backdrop of large employment buildings located on the A5, Watling Street.

It is also proposed to retain the existing boundary hedgerows and trees and provide additional tree planting close to the south and west boundaries and hedgerows and trees to the northern and east boundaries and this will reduce the prominence of the buildings.

The Council's Landscape Officer has raised no objection to the application, subject to conditions to ensure the landscape mitigation is provided.

The proposed buildings are to be simple agricultural style buildings with pitched roofs and will be constructed of olive green cladding. These are considered appropriate in this location.

The Environmental Statement explains that the development does not require 24 hour external lighting. There are 3 days within each flock cycle when night time catching operations are undertaken and directional flood lighting will be required. At other times lighting will be operated by motion sensors for security and any staff needing to visit the site during darkness.

Environmental Services have requested an informative regarding the installation of lighting in a way that will minimise glare. However, due to the isolated location of the site within the Green Belt there is potential for glare from lights to be highly visible in the wider area and impact on visual amenity and the character of the area. A condition is therefore proposed requiring lighting details to be agreed.

Subject to conditions the impact on visual amenity and the character of the area is therefore considered acceptable in accordance with the relevant parts of policy CS16 and draft policy SDC1.

As detailed above existing landscape features, such as the hedgerows, trees and existing pond are to be retained and enhanced with further tree and hedgerow planting. These proposals are considered acceptable in accordance with saved policy GP2 and draft policies NE3 and SDC2.

#### Impact on Heritage Assets

Hinckley and Bosworth Borough Council have raised concerns regarding the impact of the development on the Ashby Canal Conservation Area which is located around 375m north of the site.

The Conservation Area Appraisal refers to the potential for development adjacent to the canal to have an adverse impact on the character of the Conservation Area and recommends that development should be set back a minimum of 30m from the canal. Although not directly adjacent to the Conservation Area the proposed buildings will be set back over 60m from the canal.

The development will not be visible from the parts of the Conservation Area to the north of the A5 as views are screened by the A5 bridge over the canal. The site will be visible from parts of the canal towpath within the Conservation Area. However, this is some distance from the site and it is therefore considered the development will not cause harm to the setting of the Conservation Area.

There is a Scheduled Ancient Monument, the Deserted Village of Stretton Baskerville, located around 600m south east of the site. This is a former medieval village that is visible as a complex series of earthworks.

The County Archaeologist has not raised any concerns regarding the impact on the significance of the Scheduled Ancient Monument. However, due to this and the potential for other archaeological finds within the area a condition regarding a programme of archaeological works has been requested.

Subject to this condition the impact on heritage assets is considered acceptable in accordance with the relevant part of policy CS16, saved policy E17 and draft policy SDC3.

#### Highway Safety and Parking

Policy CS11 states that the transport impacts of development must be mitigated and that transport assessments may be required to demonstrate this. Draft policy D1 contains similar requirements.

It is proposed to access the site using the existing vehicular access from the A5 Watling Street. This access will be widened to 7.3m for the first 20m from the highway. This will be widened to the eastern side and the existing lamp post to the west will be retained. This would allow 2 HGVs to enter and exit the site simultaneously.

These works are in Hinckley and Bosworth Borough Council's administrative area and planning permission for the alterations to the access was granted on 07/01/2019.

The Transport Assessment within the Environmental Statement details the existing traffic situation on the A5, Watling Street. A 7-day automated traffic count (ATC) was undertaken in September 2018 to produce a five-day weekday average flow for the carriageway. The average weekday two-way vehicle count was 26,361 vehicles of which 9.6% were HGVs. The 85th percentile speed of these vehicles was 46.2 mph eastbound and 44.3 mph westbound. Five collisions were recorded within the vicinity of the site over a 5 year period and these were classed as slight in nature. There were no incidents recorded at or near the site access.

The Assessment goes on to detail the traffic that will be generated by the proposed poultry operation.

Over the 48 day flock cycle the poultry unit would generate an additional 170 two-way HGV movements. The peak movements for these HGVs would occur on three days during this flock cycle and would equate to 20 two-way HGV movements (10 in and 10 out). These would occur on days where there would also be 2 mini bus movements. The proposed poultry unit would operate with 7.6 flocks per annum.

On the peak traffic generation days of the flock cycle the HGV movements would equate to a 1.5% increase during the AM peak and a 1.9% increase during the PM peak. Highways England has confirmed that they have no objections to the proposal subject to conditions ensuring the access works are carried out and requiring a Construction Management Plan to be agreed. Warwickshire County Council and Leicestershire County Council Highways raised no objection to the proposed development.

Subject to these conditions the impact on highway safety is considered acceptable.

Draft policy HS5 states that development proposals should support a shift towards sustainable transport methods. The proposal to transport workers by minibus is in accordance with this. In addition there is a cycleway along the A5 Watling Street and a bus service stops at Logix Park close to the site. It is therefore considered that staff or visitors could access the site by sustainable transport methods in accordance with this draft policy.

The Council does not have a specific parking standard for this type of development and the parking provision must be considered on its merits. The proposals include the provision of 3 car parking spaces adjacent to the gate house.

The process is highly automated so will not require large numbers of staff. The applicant has advised that there will be 2 employees, who may live on-site in the existing dwellings, along with visits from vets, inspectors etc.

During the flock cycle there are days where additional staff are required, for bird catching and for cleaning and washing operations. These staff will be transported to the site by minibus reducing the number of vehicle movements and parking requirements.

The area to the front of the buildings will comprise a large concrete apron with sufficient space for HGVs to turn. If additional parking is required for cars or minibuses there is sufficient space for vehicles to be accommodated without impacting on highway safety or vehicle manoeuvring space.

The proposed parking provision is therefore considered acceptable in accordance with saved policy T5 and draft policy D2.

### Noise, Dust and Odour

Policy CS16 and draft policy SDC1 state development proposals should ensure that the amenities of neighbouring residents are protected.

Paragraph 180 of the NPPF states that planning decisions should ensure that development is appropriate for its location, taking into account the likely effects of pollution on health living conditions and the natural environment.

The Environmental Statement includes a Noise Assessment. This assessed the existing noise conditions at the closest dwellings not in the applicants' ownership and assessed the noise sources from the development – plant noise and transport noise.

The closest dwellings are those located close to the Hydes Lane and Watling Street junction to the north of the site and those accessed along Hydes Lane to the west of the site. These are between approximately 465m and 1km from the centre of the proposed development.

Plant noise will occur from 14 roof mounted extract fans per poultry building. Transport noise will occur from vehicles accessing the site and vehicles manoeuvring and loading and unloading within the concrete apron area. A diesel forklift will be used for loading and unloaded.

The existing noise situation in the area was assessed using noise monitors in two locations that were similar distances from Watling Street as the neighbouring dwellings. It was observed that the dominant noise source in the area was the traffic noise from the A5 Watling Street.

The extract fans will be thermostatically controlled and will begin operation when temperatures exceed 1°C above the set temperature. The highest stage with all extract fans operating will typically only occur when external temperature exceeds 23° so is only likely to occur during the day.

The majority of transport movements to the site will occur during the day, although bird catching is typically undertaken at night – this is carried out on 3 days per cycle.

The impact of the development, in relation to the existing background noise were assessed. The noise calculations conclude that the noise impact of the extract fans will be “negligible” and that of the transport activities will be “low”. The assessment concludes that the development will not result in an adverse noise impact at the nearest dwellings.

Environmental Services have not raised any objection to the development in relation to noise generation and the noise impact is therefore considered acceptable.

In relation to dust the Environmental Statement refers to a study carried out by DEFRA into dust associated with poultry farms. This concluded that *“the levels emitted are sufficiently diluted over a short distance from the building so as not to pose a risk to those living in the vicinity of poultry operations”* and went on to state that particulate levels reduced to background levels by 100m downwind of poultry houses. As the nearest residential properties are over 400m from the proposed development it is not considered there will be an adverse impact on terms of dust.

In relation to construction dust Environmental Services have requested a condition relating to a Construction Management Plan including measures to reduce dust during the construction process.

Environmental Services have not raised any objection to the development in relation to dust and the impact is therefore considered acceptable.

Due to the size of the proposed poultry operation exceeding 40,000 birds an Integrated Pollution Prevention and Control permit is required from the Environment Agency. This will include a range of matters including the control of odours. This permit was issued in October 2018 and a copy of this was provided.

The NPPF, paragraph 184, is clear that the focus of planning decisions should be whether a proposed development is an acceptable use of land rather than the control of emissions which are subject to separate control regimes. Planning decisions should assume these regimes will operate effectively.

Notwithstanding this an Odour Assessment was submitted as part of the Environmental Statement. This details how the level of odour emissions will vary through the flock cycle and with differing temperatures with the highest level of odour emissions when the poultry houses are cleaned and manure removed from the site.

The report explains that odour concentrations are expressed as European Odour Units per metre cubed of air. Odours are also classified as most, moderately and less offensive with odours associated with intensive livestock rearing classified as moderately offensive.

The Environment Agency guidelines for the assessment of odours use the 98th percentile hourly mean; this is the hourly mean odour concentration that is equalled or exceeded for 2% of the time period considered, which is typically one year. The use of the 98th percentile allows for some consideration of both frequency and intensity of the odours. In practical terms this means that individuals would not experience an odour concentration in excess of a specified level for 98% of the time.

The Environment Agency guidance in relation to moderately offensive odours, such as those associated with intensive livestock rearing, is 3 European Odour Units per metre cubed of air.

Therefore in the submitted Odour Assessment the Environment Agency's benchmark for moderately offensive odours, a 98th percentile hourly mean of 3.0 European Odour Units over a one year period, is used to assess the impact of odour emissions from the proposed poultry unit at potentially sensitive receptors in the surrounding area.

The Assessment reviewed the potential impact on sensitive receptors near to the site such as dwellings. An objection was initially received from the Canal River Trust as the impact on long term moorings on the Ashby Canal to the north of the site had not been assessed. An updated report was received which included these moorings and addressed this objection.

The only receptor where the maximum annual 98th percentile hourly mean odour concentration exceeds 3 is at the dwelling at Elms Farm itself, which is in the ownership of the applicant. This report concludes that at all nearby residences, amenity areas and commercial premises not associated with Elms Farm, the odour exposure surrounding the proposed poultry unit would be below the Environment Agency's benchmark for moderately offensive odours, which is a maximum annual 98th percentile hourly mean concentration of 3 European Odour Units per metre cubed of air.

Comments made by Environmental Services at Rugby and Hinckley and Bosworth Borough Council raised queries regarding the proposal use manure as a fertiliser.

The agent clarified that the manure would be removed from the site and used as a fertiliser on arable land the applicant owns at Upton, Nuneaton and Odstone, Coalville. This will replace manure and digestate from anaerobic digestion which is currently imported as fertilizer. This

use is strictly controlled by Nitrate Pollution Prevention Regulations 2015 and the DEFRA Code - protecting our water, soil and air - A Code of Good Agricultural Practice.

As this is controlled by separate legislation Environmental Services do not object to the application and the impact in terms of odour is considered acceptable.

The impact on the amenity of neighbouring properties and the surrounding area is therefore considered acceptable in accordance with policy CS16, draft policy SDC1 and the NPPF.

#### Drainage and Flood Risk

Policy CS16 states sustainable drainage systems should be used where possible and draft policy SDC6 includes similar requirements. Draft policy SDC5 states development should be steered to areas with the lowest probability of flooding.

The application site is located within Flood Zone 1, which has the lowest risk of flooding. The application details how surface water will drain to a balancing pond to the south of the proposed buildings before being discharged into a water course.

Water used to clear out the buildings at the end of a flock cycle will drain into sealed tanks. This dirty water will be removed from the site by tankers. There is the potential for the concrete apron to the front of the buildings to be contaminated by manure during the cleanout process. This area will therefore have its own drainage system with a switch to ensure it is drained into the tanks during the cleanout process and into the surface water system at other times.

Warwickshire County Council's Flood Risk Management Team initially objected to the application as run off standards for Leicestershire had been used instead of those for Warwickshire and it was not clear where water would ultimately drain to. Amended plans and information were received which increased the size of the balancing pond and clarified that drainage will outfall into a ditch to the south of the site.

On this basis the Flood Risk Management Team raised no objection to the application, subject to a condition requiring more details of the proposed drainage system. No objection was received from the Environment Agency.

Foul drainage will be that associated with the proposed gatehouse which includes WC and shower facilities. The application form states this will drain to a package treatment plant and no objection has been received to this proposal.

Severn Trent raised no objection to the proposals but suggested an informative regarding making connections to public sewers, as this is not proposed this informative is not considered necessary.

The proposed drainage arrangements are therefore acceptable in accordance with policy CS16 and draft policies SDC5 and SDC6.

#### Rights of Way and the Canal

Paragraph 98 of the NPPF refers to Rights of Way and states planning decisions should protect public rights of way.

There is an existing public footpath which crosses the site from east to west, close to the existing northern boundary hedgerow. To the west of the site this crosses the canal and links to the towpath and other Rights of Way in the wider area.

The Ramblers initially objected to the application on the basis that the Public Footpath was not shown on the drawings and that the ancillary buildings and concrete apron would obstruct the legal line of this Right of Way.

Amended plans were received which retain the Right of Way within a 3m corridor. This will be separated from the site by landscaping and a post and rail fence. On this basis the Ramblers have no objection to the proposals. No comments were received from WCC Rights of Way team.

As detailed earlier in the report the public footpath, canal bridge and canal towpath are the areas where the visual impact of the proposed development will be most apparent. However, this will not prevent the use of these routes and relatively small parts of the routes will be impacted by the development.

Burbage Parish Council raised objections to the proposals, including concerns regarding the impact on the tourism economy in the area and the detrimental impact on users of the canal and towpath. However, no information or evidence has been provided to support these comments.

The Canal River Trust did not raise any objections relating to the impact on users of the towpath or canal. Inland Waterways raised no objection, subject to suitable vegetation being provided to screen the development.

It is therefore considered users of the canal, towpath and Right of Way will not be adversely affected and these routes will be protected in accordance with the NPPF.

#### Biodiversity

Saved Policy E6 of the Local Plan states that the Borough Council will seek to safeguard, maintain and enhance features of ecological importance, in particular priority habitats and species of conservation concern. Draft policy NE1 contains similar requirements and states development will be expected to deliver a net gain in biodiversity and will be refused if significant harm to biodiversity cannot be mitigated.

The proposals involve the loss of arable land. The trees, boundary hedgerows and existing ponds are to be retained.

A Habitat Survey was provided which concluded that the habitats affected by the development are common and widespread and are of low intrinsic biodiversity value. Surveys were also carried out which found no evidence of Great Crested Newts within the existing pond.

The County Ecologist commented on the application and requested a Biodiversity Impact Assessment calculation be undertaken to allow the impact on biodiversity to be fully assessed.

An amended Ecological Appraisal was provided which included this calculation and an updated landscaping plan was provided, this shows the former arable land which will not be developed as an area of semi-improved grassland. The calculation shows that the proposals will result in a gain of 4.62 units, an enhancement to the existing biodiversity value of the site.

On this basis the County Ecologist has no objection to the proposals, subject to conditions.

Natural England submitted a holding objection to the application on the basis that an air quality assessment should be provided to address the potential impact of ammonia on nearby protected ecological sites: Ensor's Pool, Nuneaton – Special Area of Conservation (SAC) and Burbage Wood and Aston Firs Site of Special Scientific Interest (SSSI).

An Ammonia Report was submitted in response to these comments. Ammonia concentration is usually expressed as micrograms of ammonia per metre cubed of air as an annual mean and the Environment Agency set thresholds for ammonia concentrations at SACs and SSSIs.

The report concludes that the ammonia concentrations at the SAC would be less than 1% of the Environment Agency threshold and that the concentration at the SSSI would be less than 4% of the threshold.

This report was sent to Natural England for comments in December and a response has been chased up on several occasions but to date no response has been received. No objection was received from the County Ecologist in relation to this issue and it is considered that the impact is acceptable.

The impact on biodiversity, protected species and habitats is therefore considered acceptable in accordance with saved policy E6 and draft policy NE1.

#### Human Rights and Public Sector Equality Duty

Human Rights, particularly with regard to Article 1 of the First Protocol (protection of property) and Article 8 (right to respect private and family life), forms part of the overall assessment of the planning application in the headings above and it is considered that these adequately address individual resident's rights under the European Convention on Human Rights, including those of individuals living close to the site.

The Public Sector Equality Duty (PSED) established by section 149 of the Equality Act 2010, sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. The environmental impacts of the proposed development have been assessed earlier in the report and it is not considered there will be any impacts on the PSED.

#### Other matters

The closest residential properties to the proposed development are located at Elms Farm and are within the applicants' ownership. There are no other dwellings in close proximity to the site and the impact in terms of loss of light or privacy is considered acceptable in accordance with the relevant part of policy CS16.

Policy CS17 states that buildings over 1000 sq. m. of non-residential floorspace should include technology to reduce carbon dioxide emissions by at least 10%. Draft policy SDC4 states that buildings of this size should achieve a minimum standard of BREEAM "very good."

As the proposed buildings are for agricultural use Building Regulations consent is not required and these policies are not directly applicable. However, the agent has confirmed that ground source heating will be used and this will represent 50-60% of the energy requirements, in addition low energy LED lighting will also be used and these measures are considered acceptable.

The existing access to the site crosses an existing gas pipeline, therefore the Health and Safety Executive (HSE), National Grid and Cadent Gas were consulted on the proposals. The HSE do not advise against the development. Cadent Gas, who also comment on behalf of National Grid, raised no objection to the application but recommend that a protective slab be provided where the access crosses the pipeline. The applicant has been advised of this and an informative is suggested regarding this.

Draft policy HS2 states major development proposals will be required to demonstrate that they would not generate detrimental impacts on health and well-being. The environmental impacts

of the proposals and matters such as air quality, dust and odour have been assessed earlier in the report. It is considered that there will not be a detrimental impact on health and well-being in accordance with this draft policy.

Warwickshire Police commented on the application and suggested an informative regarding the installation of security measures. Warwickshire Fire and Rescue recommend informatives relating to fire appliance access and fire prevention measures.

Stretton Baskerville does not have a Parish Plan.

#### Planning Balance

Paragraph 7 of the NPPF states that the planning system should contribute to the achievement of sustainable development and paragraph 11 states there is a presumption in favour of sustainable development. Paragraph 8 goes on to state that there are three objectives of sustainable development: economic, social and environmental. The planning balance will be carried out by assessing each of these strands individually.

#### Economic Objective

The NPPF states that planning should contribute to building a strong, responsive and competitive economy. The proposal will provide economic benefits within both the construction and operational phases.

The construction phase is expected to take 26 weeks and will involve approximately £3 million investment through the preparation of the site, preparation of concrete areas and the erection and fitting out of the buildings. This will create employment opportunities within the rural area.

Once operational, the development will require 2 full time workers on the site and will also support the existing farming business in terms of diversified income stream. The proposals would also create additional employment at different parts of the flock cycle as well as supporting associated services such as haulage contractors, chick suppliers, poultry feed suppliers, veterinary and medicine, fuel suppliers, bedding suppliers, catching contractors, cleaning contractors, electricians, plumbers, pest control contractors etc.

This proposal would support the growth and expansion of a rural business which is also an agricultural enterprise in the countryside, this is supported by section 6 of the NPPF which seeks to promote the development and diversification of agricultural and other land based rural businesses. The poultry operation will provide security to the business which may be affected by possible changes to Government subsidies post Brexit.

#### Social Objective

The NPPF states planning should support strong, vibrant and healthy communities by creating a well-designed and safe built environment.

The proposed development will provide a modern and efficient, livestock production unit. This will fulfil demand for UK produced food which is also cheap and produced in an environmentally efficient way. It therefore contributes to food production and national food security in a sustainable way.

The creation of employment within the countryside, in this business and supporting operations, will retain the vibrancy of the community.

#### Environmental Objective

The NPPF states that development must contribute to protecting and enhancing the natural, built and historic environment.

The proposal includes the provision of agricultural buildings within the Green Belt and this type of development is considered appropriate by the NPPF.

Any new buildings within the countryside will impact upon the landscape, however, although the poultry buildings are large they are relatively low level and the design is not uncommon for agricultural structures in the Green Belt and countryside.

The proposal seeks the enhancement of the landscape through the provision of additional landscaping to the boundaries of the site and will enhance other parts of the site to semi-improved grassland.

Manure will be used as fertilizer on other land within the applicants' ownership reducing the need to import fertilizer greater distances and associated transportation.

The proposals will enhance on site biodiversity and it has been demonstrated that the nearby SAC and SSSI will not be adversely affected by ammonia deposits.

The proposal requires an IPPC permit from the Environment Agency in order to operate. The IPPC permitting regime places the highest levels of protection on the operation of the proposed unit in order to protect nearby properties and the environment as a whole.

It is therefore be considered that the proposals would result in a development which complies with the three dimensions of sustainable development as set out in the NPPF.

#### Conclusion

The proposal would respect the scale and character of the surrounding area, would not adversely affect the surrounding area or amenities of the occupiers of neighbouring properties, and would not impact upon highway safety. Accordingly, the application is considered to be in accordance with the National Planning Policy Framework, Core Strategy, saved Local Plan policies and Local Plan – Main Modifications. The application is therefore recommended for approval subject to conditions and informatives.

#### **Recommendation**

Approval – subject to conditions and informatives

Report prepared by: Karen McCulloch

#### **DRAFT DECISION**

##### **APPLICATION NUMBER**

R18/0390

##### **DATE VALID**

26/10/2018

##### **ADDRESS OF DEVELOPMENT**

ELMS FARM  
WATLING STREET  
HINCKLEY  
LE10 3EE

##### **APPLICANT/AGENT**

Ian Pick, Ian Pick Associates Ltd  
Station Farm Offices, Wansford Road  
Nafferton  
Driffield  
East Yorkshire  
YO25 8NJ

On behalf of Mr William Oliver, AH Oliver & Son

## **APPLICATION DESCRIPTION**

Erection of 4 No. poultry rearing buildings and associated infrastructure.

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

### CONDITION: 1

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

### REASON:

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:

<u>Plan/Document</u>	<u>Reference</u>	<u>Received</u>
Location plan	IP/AHO/01A	20/11/2018
Site layout plan	IP/AHO/02A	08/11/2018
Poultry unit elevations	IP/AHO/03	19/10/2018
Poultry unit floor plans	IP/AHO/04	19/10/2018
Ancillary buildings	IP/AHO/05	19/10/2018
Feed bins	IP/AHO/06	19/10/2018
Attenuation pond sections	IP/AHO/09	26/10/2018
Landscape proposals	IPA21766-11F	13/12/2018
Proposed Site Access & Vehicle Tracking	20339-01-1a	07/11/2018
Below ground storage tank details		26/10/2018
Design and Access Statement		19/10/2018
Environmental Statement including appendices:		19/10/2018
2 – Preliminary Ecological Appraisal		12/12/2018
2A – Great Crested Newt Water Body Testing Report		19/10/2018
2B – Ammonia Screening		19/10/2018
3 – Landscape & Visual Impact Assessment	IPA21766lvia	19/10/2018
4 – Noise Impact Assessment	M1840/R01	19/10/2018
5 – Odour Modelling Study		13/12/2018
6 – Flood Risk & Drainage Assessment	JAG/AD/JD/41385-RP001	19/10/2018
7 – Transport Statement	SJT/KM 20339-01a	19/10/2018
Transport Note		07/11/2018
Additional Drainage Proposal Information	JAG/AD/JF/41385-MS001	20/11/2018
Ammonia Modelling Report		12/12/2018

### REASON:

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

### CONDITION: 3

Prior to the commencement of any site preparation or ground breaking works, a Construction Method Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- a) The control of noise and vibration emissions from construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase;
- b) The control of dust including arrangements to monitor dust emissions from the development site during the construction phase;
- c) Measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Method Plan, unless otherwise approved in writing by the Local Planning Authority.

**REASON:**

In the interest of the amenity of the area.

**CONDITION: 4**

No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.

**REASON:**

In the interest of highway safety.

**CONDITION: 5**

No development shall commence unless and until a detailed surface water drainage scheme for the site, based on sustainable drainage (SuDS) principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority.

The scheme shall be subsequently be implemented in accordance with the approved details before the first occupation of the development.

The scheme to be submitted shall:

A. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753 The SuDS Manual.

B. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storms durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

C. Demonstrate that a minimum betterment of 50% on the brownfield surface water discharge rate has been achieved for the new development proposals.

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

E. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.

F. Provide a Maintenance Plan giving details on how the entire surface water system shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided.

**REASON:**

To ensure suitable drainage of the site.

**CONDITION: 6**

No development shall commence unless and until:

A) A Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work shall be submitted to and approved in writing by the Local Planning Authority.

B) The programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI shall be undertaken. A report detailing the results of this fieldwork shall be submitted to the Local Planning Authority.

C) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) shall be submitted to and approved

in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

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

**REASON:**

In the interest of archaeology.

**CONDITION: 7**

No development shall commence unless and until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority.

This shall include details of appropriate working practices and safeguards for habitats and species including nesting birds, badgers, amphibians, reptiles, and hedgehogs that are to be employed whilst works are taking place on site. Details of temporary lighting and protection of the waterbody should also be included.

The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

**REASON:**

To ensure that protected species are not harmed by the development

**CONDITION: 8**

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

The plan shall include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, hedgehog boxes and reptile/amphibian hibernacula).

Such approved measures shall thereafter be implemented in full.

**REASON:**

To ensure a net biodiversity gain in accordance with NPPF.

**CONDITION: 9**

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the wall and roof materials have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

**REASON:**

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

**CONDITION: 10**

No above ground works shall commence unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking areas and footways have been submitted to and approved in writing by the Local Planning Authority.

Development shall not be carried out other than in accordance with the approved details.

**REASON:**

To ensure the proper development of the site.

**CONDITION: 11**

No walls, fences or gates shall be erected unless and until details of the siting and design have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

**REASON:**

In the interest of visual amenity.

**CONDITION: 12**

No external lighting shall be installed unless and until full details of the type, design and location, together with their associated angle, fall, spread and intensity, have been submitted to and approved in writing by the Local Planning Authority.

Any lighting shall only be installed and operated in accordance with the approved details.

**REASON:**

To prevent unnecessary light pollution and in the interests of the amenities of the locality and Green Belt.

**CONDITION: 13**

Prior to the first occupation of the development hereby permitted, improvement works to the A5 / Elms Farm Junction as shown in Drawing Number 20339-01-1a (or as amended by Road Safety Audit or Detailed Design) must be complete and open to traffic. The approved scheme must comply with the requirements of the Design Manual for Roads and Bridges, including those relating to Road Safety Audit and Walking, Cycling and Horse-Riding Assessment and Review procedures.

**REASON:**

In the interest of highway safety.

**CONDITION: 14**

The accommodation for car parking and the loading and unloading of vehicles, shown on the approved plan shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles associated with the poultry operation and shall not be used for any other purpose.

**REASON:**

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

**CONDITION: 15**

The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

**REASON:**

To ensure the proper development of the site and 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 paragraph 38 of the NPPF.

#### ENVIRONMENTAL STATEMENT:

The information contained within the Environmental Statement submitted under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 as part of this planning application has been taken into account in the assessment, consideration and determination of the application by the Local Planning Authority.

#### REASON FOR APPROVAL:

The principle of the proposed development within the Green Belt and countryside is considered acceptable. As detailed in the submitted information the impact on the environment and amenity of the area can be mitigated. It is therefore considered the proposed development constitutes sustainable development in accordance with the National Planning Policy Framework and the Development Plan.

#### INFORMATIVE: 1

The highway works associated with this consent involves works within the public highway, which is land outside of the applicants' control. Highways England therefore require the applicant to enter into a suitable legal Section 278 agreement to cover the design check, construction and supervision of the works. Contact should be made with the Highways England Section 278 Service Delivery Manager David Steventon to discuss these matters on david.steventon@highwaysengland.co.uk.

#### INFORMATIVE: 2

Any works undertaken to Highways England network will be carried out under the Network Occupancy Management policy, in accordance with Highways England procedures, which currently requires notification/booking 3 months prior to the proposed start date. Exemptions to these bookings can be made, but only if valid reasons can be given to prove they will not affect journey time reliability and safety. The contact email for these matters is Area7networkoccupancy@highwaysengland.co.uk.

#### INFORMATIVE: 3

The Public Right of Way crossing the site must remain open and unobstructed at all times including during construction.

#### INFORMATIVE: 4

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

#### INFORMATIVE: 5

There is a gas pipeline which crosses the access to the site and a protective slab may be required to protect this.

This can be arranged by contacting National Grid's Pipelines Officer, Edward Timerick at Edward.Timerick@nationalgrid.com or on 07900 918770.

#### INFORMATIVE: 6

Warwickshire Police recommend that to increase security CCTV be installed on access routes to the site and vulnerable areas with infrared beams around to units to identify any trespassers.

INFORMATIVE: 7

The applicants' attention is drawn to Building Regulations Approved Document B, Volume 2, Section B5 - Access and Facilities for the Fire Service.

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845 : 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, is maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

**Reference number: R18/1522**

**Site address: Land south of Coventry Road and North East of Cawston Lane, Rugby**

**Description: Erection of 26 dwellings with detached garages and parking bays (amendment to design, number of units and layout approved by R16/0984 & R11/1521 resulting in 7 additional dwellings.)**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

#### **Description of site**

This application relates to part of an on-going housing development. The overall site is accessed from Coventry Road and the current application site area is accessed through the site along the previously approved site roads.

This application relates to 3 areas within the overall development. These are within the previously approved development area and do not increase the overall area of the development.

The current site is in the south eastern part of the development. Lime Tree Village retirement complex is located to the south and houses on Lime Tree Avenue are to the north. The northern boundary includes a large rear garden where planning permission has been granted for residential development and the Old Laurentians Rugby Club is to the north of this.

This application relates to 3 areas within the overall development. The dwellings proposed at the south look towards Lime Tree Village across a previously approved balancing pond and amenity area. Proposed plots 216 and 217 are adjacent to the boundary and other plots look onto previously approved dwellings.

#### **Description of development**

This application proposes amendments to the previously approved scheme. This is to replace approved large 4 and 5 bedroom dwellings with 2, 3, 4 and 5 bedroom properties and will lead to an increase in number of dwellings above the 250 previously approved. The provision of the additional dwellings will also lead to changes to approved dwellings and alterations are proposed to other dwellings.

The alterations to plots 216 and 217 include the provision of a driveway between these properties leading to the boundary with the adjacent property on Lime Tree Avenue.

The application was originally for 9 additional dwellings and for changes to 25 dwellings resulting in an application for 34 dwellings. This has been amended and 7 additional dwellings and changes to 19 dwellings are proposed. The application is therefore for 26 dwellings to address these changes.

The outline consent for the site approved up to 250 dwellings and the reserved matters approval was for 250 dwellings. As the current proposals will result in 257 dwellings and the time period to submit reserved matters has expired it is necessary for the current application to be a full planning application.

#### **Relevant planning history**

R11/1521 - Outline planning application for the development of the site for 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. Approved, 06/05/2014

R16/0984 - Erection of 250 dwellings with associated works: Approval of reserved matters in relation to outline planning application R11/1521. Approved, 24/11/2016

R18/0696 - Erection of 15 dwellings with detached garages and parking bays (amendment to design, number of units and layout approved by R16/0984 & R11/1521 resulting in 7 additional dwellings.) Withdrawn, 28/11/2018

R18/1900 - 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 Semi-Detached Dwellings.) Approved, 27/11/2018

This is a similar application to the current proposals and involves changes to approved dwellings in adjacent to Lime Tree Village.

R18/1901 - 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.) Approved, 27/11/2018

This is a similar application to the current proposals and involves changes to approved dwellings in adjacent to Lime Tree Village.

The current application combined with R18/1900 and R18/1901 would result in an overall increase of 12 dwellings resulting in a total development of 262 dwellings.

### Third party comments

Local residents (1) Objection

- Overdevelopment comprising numerous smaller properties;
- Out of character with surrounding area which has large plots and gardens;
- Imbalanced of massing compared with overall development;
- Impact on landscape to perimeter of site;
- May affect connectivity for badgers;
- Other larger plots were not saleable due to small gardens or position on main routes, there are waiting lists for these properties.

### Technical consultation responses

Environment Agency	No comment	
Warwickshire Police	Comment	Make suggestions regarding security
RBC Parks	No objection	Subject to s106
RBC Tree Officer	No objection	
WCC Ecology	No objection	Tree adjacent to plot 217 should be protected
WCC Flood Risk	No objection	
Warks Fire & Rescue	Comments	Need to demonstrate how access can be provided
WCC Highways	Comments	Street trees obstruct visibility splays
Environmental Health	No objection	Subject to conditions
NHS	No objection	Subject to s106
WCC Infrastructure	Comment	Request education contribution
Severn Trent	No objection	Subject to condition

### Amended plans

Warks Fire & Rescue	Comment	Due to distance to properties may require measures such as sprinklers to meet Building Regulations
WCC Highways	No objection	
Housing	No objection	Support affordable provision

### Relevant planning policies and guidance

#### Rugby Borough Core Strategy, 2011

CS5	Complies	Growth delivery
CS10	Complies	Developer contributions
CS11	Complies	Transport and New Development
CS15	Complies	Green Infrastructure Allocations
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions
CS19	Complies	Affordable housing

### Rugby Borough Local Plan 2006 – Saved policies

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

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

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

GP2	Complies	Settlement Hierarchy
H1	Complies	Housing Mix
H2	Complies	Affordable housing
HS2	Complies	Health Impact Assessments
HS4	Complies	Open Space, Sports Facilities and Recreation
HS5	Complies	Traffic Generation and Air Quality
NE1	Complies	Protecting Designated Biodiversity and Geodiversity Assets
NE2	Complies	Strategic Green and Blue Infrastructure
SDC1	Complies	Sustainable Design
SDC2	Complies	Landscaping
SDC4	Complies	Sustainable Buildings
SDC5	Complies	Flood Risk Management
SDC6	Complies	Sustainable Drainage
SDC9	Complies	Broadband and mobile internet
D1	Complies	Transport
D2	Complies	Parking Facilities
D4	Complies	Planning Obligations

Housing Needs Supplementary Planning Document, 2012

Planning Obligations Supplementary Planning Document, 2012

Sustainable Design and Construction Supplementary Planning Document, 2012

National Planning Policy Framework, 2018 (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 countryside which is identified by policy CS5 as the south west broad location. This policy states development will be permitted within this area where there is a significant shortfall in the supply of housing. The principle of housing development on this site was established by the previous approvals for the overall development in accordance with this policy.

In addition the draft Local Plan amends the urban area boundary to include the development and the development is therefore in accordance with draft policy GP2 which states Rugby town is the main focus for development.

The principle of residential development on this site is therefore considered acceptable.

### Design & Layout

The proposed dwellings are a similar design to those through the overall development. These continue the character of the existing development at Cawston Grange comprising a range of housetypes including traditional features.

Throughout the site two and a half storey properties, chimneys, bay windows, render and dual aspect properties are used at key locations to form features and add interest to the development.

For most properties car parking is provided in a garages with driveways to the front, this reduces the prominence of parked cars within the street scene.

A range of materials are proposed to be used across the overall site which will provide variety and reflect materials found in the surrounding area. Materials have not been specified as part of the current application and these can be controlled by condition.

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 properties across the development.

The alterations to plots 216 and 217 include the provision of a driveway between these properties leading to the boundary with the adjacent garden where planning permission has been granted for 4 dwellings. There are no proposals for the adjacent land to be accessed through the Bellway site and if these are submitted in future they will be assessed on their own merits at that stage.

The current Development Plan does not include any policies relating to the mix of dwellings sizes on developments. However, draft policy H1 proposes a housing mix of: 1-bed 5-10%, 2-bed 25-30%, 3-bed 40-45% and 4+-bed 20-25%.

The application relates to part of the overall development only and the overall development includes a range of dwelling sizes from 1-5 bedrooms. The approved plans for the current application site are for 7 (36.8%) 4-bed dwellings and 12 (63.2%) 5-bed dwellings. The current application proposes 3 (4%) 2-bed dwellings, 5 (19%) 3-bed dwellings, 17 (65.5%) 4-bed dwellings and 1 (11.5%) 5-bed dwelling.

Whilst this is not fully in accordance with draft policy H1 the proposals increase the provision of 2 and 3-bedroom units which are those which this policy seeks to provide in higher proportions. It is therefore considered that the proposals are in general accordance with this policy.

### Landscaping, ecology and open space

There are mature trees and existing hedgerows within the overall development and the impact on these was considered in relation to previous applications.

As the current application is within parts of the overall site previously approved for development there is little impact on trees, hedgerows or in relation to ecology.

The County Ecologist commented that the garage to proposed plot 217 appears close to a mature tree on the boundary of the overall site. The previously approved Arboricultural Report showed the root protection area of this tree extending up to the boundary of this plot, therefore the garage is proposed outside of this area. The agent clarified that the garage will be over 4.5m outside of the root protection area. On this basis the County Ecologist and Council's Tree Officer have no objection to the proposals as the garage is outside of the Root Protection Area.

The previous applications for the overall development included areas of on-site open space, including play areas, and contributions towards off site provision. The previously approved open space areas are considered to be high quality and accessible in accordance with saved policy LR3.

The Council's Parks section commented that contributions should be sought in relation to the current application to allow the on-site play facilities to be improved in the future and this can be secured via a s106 agreement. This is in accordance with saved policies LR1 and H11 and draft policy HS4.

A landscaping scheme has not been provided, however the application site boundary comprises dwellings and their private gardens. As these will be in the control of future occupiers it is not considered necessary to require the submission of a landscape scheme and this is in accordance with saved policy GP2 and draft policy SDC2.

As the dwellings are proposed within areas of the overall site previously approved for development there will not be a greater impact on protected species, habitats or biodiversity. No objection was received from the County Ecologist and the impact on biodiversity and protected species is therefore considered acceptable in accordance with saved policy E6 and draft policy NE1.

Policy CS15 identifies the site as an area identified as a GI allocation with a focus on habitat conservation with provision for managed public access.

It is considered that the open space areas forming part of the overall development will provide additional habitat that will form a linkage with the existing GI infrastructure, as this forms part of the open space it will also be publically accessible. This is in accordance with policy CS15 and draft policy NE2.

#### Impact on amenity

Policy CS16 states that the amenity of existing or future occupiers should be protected and draft policy SDC1 includes similar requirements.

Existing properties within Lime Tree Village will be over 45m from dwellings proposed in the south western part of the current application.

Plots 216 and 217 are proposed adjacent to the rear garden to 63 Lime Tree Avenue where planning permission has been granted for the erection of 4 dwellings. Plot 4 of this scheme has the side elevation looking towards the current application site. The proposed dwellings are around 17m from the boundary and 25m from the side elevation of the approved dwelling and this level of separation is considered acceptable.

It is therefore considered there will not be an adverse impact on residential amenity in accordance with policy CS16 and draft policy SDC1.

#### 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, however this Code has been revoked by the Government. Draft policy SDC4 requires new dwellings to meet the Building Regulations requirement of 110 litres of water per person per day. As this is controlled through Building Regulations this requirement will be complied with.

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

#### Transport, highways & parking facilities

The Highway Authority, Warwickshire County Council, initially objected to the application as the amended driveway locations had resulted in street trees being positioned within visibility splays.

Warwickshire Fire and Rescue initially commented that it did not appear that suitable access to properties could be achieved in order to comply with Building Regulations.

Amended plans have been received to address these comments.

On the basis of these amended plans the Highway Authority have raised no objection to the proposals.

Warwickshire Fire and Rescue made further comments and advised that if parking occurred within turning heads or on private drives the layout could result in properties being over 45m from the road and this is the distance sought by Building Regulations for fire appliance access. However, the Fire Service go on to state that the Building Regulations allow for other measures, such as sprinklers to be used to address this issue and this is therefore considered acceptable.

Building Regulations are separate from planning legislation and the positions of the proposed dwellings reflect the previously approved layout which was agreed following consultation with the Fire Service and Highway Authority.

The proposed dwellings will link to paths within the open space which forms part of the overall development. These will allow access to public rights of way and public transport on Coventry Road. This will encourage the use of sustainable transport methods.

No comments have been received from Environmental Services in relation to air quality.

The proposals therefore comply with policy CS11 and draft policies HS5 and D1.

The Council's parking standards, contained within the Planning Obligations SPD and draft Local Plan require 1.5 spaces for 2-bed dwellings, 2 spaces for 3-bed dwellings and 3 spaces for 4 or 5-bed dwellings. The original plans proposed 3 spaces for the majority of dwellings. However, four 4-bed dwellings were shown with 2 spaces, which included an integral garage.

The amended proposals provide 2 spaces for each 2-bed dwelling and 6 spaces for the 5-bed dwelling. Plot 245 is a 3-bed dwelling which is provided with 2 spaces. All other properties are proposed with 3 spaces and this is in accordance with the Council's standards.

Cycle parking can be accommodated within the garages and rear gardens and it is therefore considered that suitable parking facilities are proposed in accordance with saved policy T5 and draft policy D2.

Parking is provided for some properties within integral garages, to avoid on street parking a condition is required to prevent these from being converted to living accommodation without consent.

#### Affordable housing

Policy CS19 states that on housing developments of this size a target of 40% affordable housing will be sought and 100 affordable dwellings (40%) are to be provided within the overall development. The current application will result in an additional 7 dwellings over and above the 250 previously approved. It is therefore only considered reasonable to require affordable housing in relation to the additional 7 dwellings.

This will result in a requirement of 2.8 units, rounded up to 3. These are to be provided as 3 social rented 2-bedroom units on plots 240, 240a and 240b, this reflects the requirements of the Council's Housing Officer. This can be secured by a s106 agreement and is in accordance with policy CS19.

Draft policy H2 requires 30% of dwellings to be provided as affordable housing on greenfield sites. However, as there are objections to this policy this is given limited weight and the currently adopted targets are considered applicable.

#### Planning obligations

Policy CS10 states that development will only be permitted where the impact of the development can be met or mitigated for and draft policy D4 includes a similar requirement.

As detailed above a contribution will be sought to allow the on-site play provision to be improved in the future.

Contributions will also be required for education and travel packs to allow for the increased number of dwellings.

A request has also been received from the NHS for contributions towards hospital provision in the area. This contribution was not provided in relation to the overall development, it is therefore reasonable to require this contribution for the 26 dwellings that are subject to this application.

Subject to a s106 agreement it is considered that the relevant policies are complied with.

#### Other matters

Environmental Services commented on the application and raised no objection subject to conditions attached to the previous permissions being applied. Conditions are suggested requiring the previously agreed Construction Method Statement to be complied with and relating to hours of construction. Other conditions relating to noise and site investigation have been complied with and it is not considered necessary to replicate these in relation to the current application.

Severn Trent commented on the application and requested a condition relating to drainage. However, the dwellings will connect to the drainage within the overall development which was approved in relation to the previous permissions. Therefore this condition is not considered necessary.

Policy CS16 and draft policy SDC6 state that sustainable drainage systems should be used. It is proposed to utilise the approved drainage for the overall development, which includes sustainable drainage systems. The Environment Agency and Lead Local Flood Authority, Warwickshire County Council raised no objection to the application and it is considered these policies are complied with.

Draft policy SDC5 states development should be directed to areas with the lowest probability of flooding. The site is located in Flood Zone 1 and this draft policy is complied with.

Draft policy SDC9 states that developers should facilitate broadband infrastructure to allow broadband services to be delivered. The applicant has confirmed that fibre optic broadband will be provided across the development in accordance with this policy.

Draft policy HS2 requires developments to demonstrate they would not have a detrimental impact on health and wellbeing. As detailed above the NHS have requested a contribution towards hospital provision in the area. It is therefore considered that any impact will be mitigated in accordance with this draft policy.

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.

#### Conclusion

As detailed above it is considered that the principle of the development is acceptable and the relevant development plan policies are complied with.

#### **Recommendation**

Approval – subject to conditions and s106.

Report prepared by: Karen McCulloch

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R18/1522

### **DATE VALID**

30/08/2018

### **ADDRESS OF DEVELOPMENT**

LAND SOUTH OF COVENTRY ROAD &  
NORTH EAST OF CAWSTON LANE  
COVENTRY ROAD  
CAWSTON  
RUGBY  
CV22 7SW

### **APPLICANT/AGENT**

Mr M Rathod  
Bellway Homes Limited (East Midlands)  
Romulus Court  
Meridian East  
Leicester  
LE19 1YG

### **APPLICATION DESCRIPTION**

Erection of 26 dwellings with detached garages and parking bays (amendment to design, number of units and layout approved by R16/0984 & R11/1521 resulting in 7 additional dwellings.)

### **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:

<u>Plan/Document</u>	<u>Reference</u>	<u>Received</u>
Replan Location Plan	15057-LOC	07/08/2018
Replan Plots 184-250 layout	CAW/RP-01/B	08/01/2019
Clumber - Elevations	CLU/100/03	08/01/2019
Clumber - Floor Plans	CLU/100/02	08/01/2019
Dunham plans and elevations		07/08/2018
Laurieston plans and elevations		07/08/2018
Leighfield plans and elevations		07/08/2018
Myton plans and elevations	MYT/100/02	08/01/2019
Rosewood plans and elevations	ROS/2018/02	07/08/2018
Telford plans and elevations		07/08/2018
Watling plans and elevations		07/08/2018
Winterford plans and elevations		07/08/2018
Wykeham plans and elevations	WYK/100/02	07/08/2018

#### **REASON:**

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

#### **CONDITION: 3**

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

#### **REASON:**

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

**CONDITION: 4**

No above ground development shall commence unless and until details of all proposed walls, fences and gates have been submitted to and approved in writing by the Local Planning Authority.  
The development shall not be carried out other than in accordance with the approved details.

**REASON:**

In the interest of visual amenity.

**CONDITION: 5**

No above ground development shall commence unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking areas and footways have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

**REASON:**

To ensure the proper development of the site.

**CONDITION: 6**

Prior to the first occupation of the development, details of the equipment and technology to be incorporated to achieve carbon emission reductions shall be submitted to the Local Planning Authority in writing. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with this approval and shall be retained in working order in perpetuity.

**REASON:**

To ensure energy efficiency is achieved through sustainable design and construction.

**CONDITION: 7**

The development shall not be carried other than in accordance with the approved Construction Method Statement, Cawston Grange, Rugby - 0316/CMS\_001 received by the Local Planning Authority on 15/03/2017 in relation to planning permission R11/1521 and R16/0984.

**REASON:**

In the interest of the amenity of nearby residents and the area.

**CONDITION: 8**

No machinery shall be operated, no construction works shall be carried out and no construction traffic shall enter or leave the site outside the hours of 07.00 hours and 18.00 hours Monday to Friday, nor outside the hours of 08.00 hours and 13.00 hours on Saturdays, nor at any time on Sundays or Bank Holidays unless approved in writing in advance with the Local Planning Authority.

**REASON:**

To protect the amenity of nearby residents.

**CONDITION: 9**

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 188, 192, 216, 217, 245 or 248 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: 10**

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.

**CONDITION: 11**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting that order, no integral garages shall be converted to living accommodation.

**REASON:**

In the interest of highway safety.

**CONDITION: 12**

Plot 217 shall not be first occupied unless and until the road has been provided to the south eastern site boundary in accordance with the approved plans.

**REASON:**

To ensure the development does not prejudice the development of adjacent land.

**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**

This development is subject to a s106 legal agreement.

**INFORMATIVE: 2**

It is recommended that the development be designed to ensure occupiers do not become the victims of crime or antisocial behaviour.

Design advice is available from the Warwickshire Police Crime Prevention Design Advisor.

**INFORMATIVE: 3**

Should your development require a new address or an amendment to an existing address please complete an application form for Postal Naming and Numbering.

This can be downloaded at:

[http://www.rugby.gov.uk/site/scripts/documents\\_info.php?documentID=223&categoryID=200295](http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295) .

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: [SpecialistSupport@rugby.gov.uk](mailto:SpecialistSupport@rugby.gov.uk) or by ringing 01788 533885

***AGENDA MANAGEMENT SHEET***

**Report Title:** Planning Appeals Update

**Name of Committee:** Planning Committee

**Date of Meeting:** 6 February 2019

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

**Portfolio:** Growth and Investment

**Ward Relevance:** N/A

**Prior Consultation:** N/A

**Contact Officer:** Nick Freer, Development and Enforcement Manager 01788 533767 or nick.freer@rugby.gov.uk

**Public or Private:** Public

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

**Report En-Bloc:** No

**Forward Plan:** No

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

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

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

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

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

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

Ensure that the council works efficiently and effectively (CR)

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

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

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

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

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

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

<b>Statutory/Policy Background:</b>	The Planning Appeals procedure which came into effect on 6th April 2009
<b>Summary:</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/10/2018 to 31/12/2018.
<b>Financial Implications:</b>	Increases the scope for related costs claims within the Planning Appeals process.
<b>Risk Management Implications:</b>	There are no risk management implications arising from this report.
<b>Environmental Implications:</b>	There are no environmental implications arising from this report.
<b>Legal Implications:</b>	Advice/support with regard to Cost Claims and any subsequent Costs awards.
<b>Equality and Diversity:</b>	No new or existing policy or procedure has been recommended.
<b>Options:</b>	N/A
<b>Recommendation:</b>	The report be noted.
<b>Reasons for Recommendation:</b>	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals.

**Planning Committee - 6 February 2019**

**Planning Appeals Update**

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

**Recommendation**

The report be noted.

This report provides information to update the Planning Committee on the position with regard to planning appeals. It is intended that this will continue to be produced on a quarterly basis.

**1.1 Appeals determined**

During the last quarter from 1<sup>st</sup> of October to 31<sup>st</sup> of December a total of 6 planning appeals were determined, of which 2 were allowed, 4 were dismissed and 0 was withdrawn. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

**1.2 Appeals outstanding/in progress**

As at 31<sup>st</sup> December 2018 there were 5 planning appeals and 0 enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

**Name of Meeting:** Planning Committee  
**Date of Meeting:** 6 February 2019  
**Subject Matter:** Planning Appeals Update  
**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.

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Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

**APPENDIX A**

**PLANNING APPEALS DETERMINED FOR THE PERIOD: 1<sup>st</sup> October 2018 – 31st December 2018**

<b>Appeal Site Location</b>	<b>Description of Development</b>	<b>Case Officer Planning Ref No. Planning Inspectorate Ref No.</b>	<b>Date of Refusal and Type of Appeal</b>	<b>Appeal Outcome</b>
Land to the East of Church Road Grandborough	Outline planning permission for a detached dwelling, with associated garages & store, with all matters reserved except for access and layout.	Paul Varnish R15/1548 APP/E3715/W/18/3203800	Refusal 06/12/2017 <b>Written Reps</b>	<b>Dismissed 01/10/2018</b>
104 Grove Road Ansty CV7 9JE	Variation of Condition 4 of the previously approved planning permission R15/2147 to remove the requirement that the property shall only be occupied by an approved person as a Local Needs Dwelling.	Paul Varnish R18/0676 APP/E3715/W/18/3203385	Refusal 14/05/2018 <b>Written Reps</b>	<b>Allowed 03/10/2018</b>
23 Barby Lane Hillmorton Rugby CV22 5QJ	Erection of 2 no. bungalows with associated double garages and a new access off Barby Lane (resubmission of previously refused planning application ref: R17/0431).	Nathan Lowde R17/1891 APP/E3715/W/18/3200883	Refusal 24/01/2018 <b>Written Reps</b>	<b>Dismissed 15/10/2018</b>
Clifton Cruisers Clifton Wharf Clifton upon Dunsmore Rugby CV23 0EY	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.	Nisar Mogul R16/2449 APP/E3715/W/18/3200985	Refusal of discharge of planning condition 09/03/2018 <b>Written Reps</b>	<b>Dismissed, details submitted in pursuance of condition 7 (in part) are not approved and the request that the condition to be discharged is refused</b>

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal and Type of Appeal	Appeal Outcome
				<b>15/10/2018</b>
Land rear of 16 Crick Road Hillmorton Rugby CV21 4BB	Certificate of Lawfulness for existing use of land as private amenity space for flats 1-4 Sovereign Close, Rugby falling within use Class C3 (dwelling houses) of the Town and Country Planning (Use Class) Order 1987.	Nathan Lowde R16/2025 APP/E3715/X/17/3187581 R16/1965 APP/E3715/X/17/3187594	Refusal 02/12/2016 <b>Hearing</b>	<b>Both appeals allowed 15/10/2018 Application for awards of costs refused 09/11/2018</b>
Broadwell Road Grandborough Rugby CV23 8BA	Erection of an agricultural building, slurry store and feed bins with associated access, hardstanding and attenuation ponds.	Joanne Orton R17/0937 APP/E3715/W/18/3198388	Refusal 27/02/2018 <b>Hearing</b>	<b>Dismissed 19/12/2018</b>

## APPENDIX B

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 31.12.2018

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
Land to the rear of Florin Place Hillmorton Rugby	Outline planning permission for the erection of up to three dwellings (all matters reserved with the exception of access)	Nathan Lowde R17/1663 APP/E3715/W/18/3209430	Committee Refusal 20/06/2018	Written Reps
Dunsmore Garage site Coventry Road Thurlaston Rugby CV23 9JR	Demolition of the existing car showroom and erection of four detached dwellings with associated parking and landscaping.	Chris Davies R17/1977 APP/E3715/W/18/3211787	Delegated Refusal 30/05/2018	Written Reps
The Chalet Hinckley Road Wolvey LE10 3HQ	Lawful Development Certificate for a Proposed Outbuilding	Nathan Lowde R18/0239 APP/E3715/X/18/3212474	Delegated Refusal 26/03/2018	Written Reps
Land adjacent to Brookside Cottage Hinckley Road Ansty CV22 5SL	Outline planning permission for the erection of 16 residential dwelling houses comprising of 11 market housing units and 5 local needs dwelling (all matters reserved except access). (resubmission for previously refused planning permission ref: R16/2058 dated 22/02/2017)	Nathan Lowde R17/1976 APP/E3715/W/18/3211527	Committee Refusal 18/07/2018	Written Reps
Highwood Farm Coventry Road Brinklow Rugby CV23 0NJ	Erection of extensions to form a double garage with a room over and enclosing and linking of the existing detached swimming pool area.	Lucy Davison R18/0854 APP/E3715/D/18/3216427	Delegated Refusal 30/08/2018	Householder Appeals Service (HAS)

**AGENDA MANAGEMENT SHEET**

**Report Title:** Delegated Decisions - 29<sup>th</sup> November 2018 to 9<sup>th</sup> January 2019

**Name of Committee:** Planning Committee

**Date of Meeting:** 6 February 2019

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

**Portfolio:** Please select

**Ward Relevance:** All

**Prior Consultation:** None

**Contact Officer:** Dan McGahey 3774

**Public or Private:** Public

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

**Report En-Bloc:** No

**Forward Plan:** No

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

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

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

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

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

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

Ensure that the council works efficiently and effectively (CR)

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

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

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

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

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

Protect the public (EPR)

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

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

**Planning Committee - 6 February 2019**

**Delegated Decisions - 29<sup>th</sup> November 2018 to 9<sup>th</sup> January 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 February 2019

**Subject Matter:** Delegated Decisions - 29<sup>th</sup> November 2018 to 9th January 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.

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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 29.11.2018 TO 09.01.2019

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R18/1986 Refused 04.12.2018</i>	The Elms Hinckley Road Burton Hastings LE10 3HQ	Erection of a single storey rear extension to a residential annexe
<i>R18/1943 Refused 10.12.2018</i>	11 Brudenell Close Cawston Rugby CV22 7GN	Proposed part single storey part two storey rear extension to dwelling (amended scheme to previous application R18/0994)
<i>R18/1954 Refused 20.12.2018</i>	213A Bilton Road Bilton Rugby CV22 7DY	Erection of two storey side extension.
<b>Applications Approved</b>		
<i>R18/0488 Approved 15.11.2018</i>	6 Avondale Road Brandon CV8 3HS	Erection of two new dwellings (outline - access and layout only).
<i>R18/1913 Approved 28.11.2018</i>	Sharon Sawbridge Road Grandborough CV23 8DN	Erection of a single storey side/rear and a two storey rear extension (Changes to previously approved application R15/1903)
<i>R18/1909 Approved 29.11.2018</i>	122 Hillmorton Road Rugby CV22 5AL	Change of use of retail unit from financial services (use class A2) to a nail salon (sui generis)
<i>R18/1933 Approved 29.11.2018</i>	35 Mill Road Rugby CV21 1BB	Erection of two storey side extension.
<i>R18/1988 Approved 29.11.2018</i>	1 Tythbarn Leys Rugby CV23 0GY	Formation of new windows to create loft conversion

<i>R18/1887 Approved 29.11.2018</i>	14 Clinton Crescent Churchover CV23 0FS	Retrospective application for the erection of a summer house/shed store and pergola in rear garden
<i>R18/1794 Approved 29.11.2018</i>	Mitchells and Butlers Retail Limited The Dun Cow The Green Rugby CV22 6NJ	External and internal alterations to the Public House
<i>R18/1974 Approved 03.12.2018</i>	Masters Barn Masters Yard Birdingbury Rugby CV23 8EU	Demolition of existing stables and garage including the erection of a new residential dwelling.
<i>R18/1990 Approved 03.12.2018</i>	60 Warren Road Rugby CV22 5LG	Erection of single storey rear extension.
<i>R18/2025 Approved 03.12.2018</i>	21 Briars Close Long Lawford CV23 9DW	Detached double garage
<i>R18/1912 Approved 03.12.2018</i>	Rugby West Indian Association St Peters Road Rugby CV21 3QP	Erection of four new apartments with associated access and parking facilities.
<i>R18/1031 Approved 03.12.2018</i>	30 School Lane Stretton on Dunsmore CV23 9ND	Change of use of outbuilding from home office to self-contained annex within existing residential curtilage on a Permanent Basis (R17/0805 refers).
<i>R18/1669 Approved 03.12.2018</i>	Former Stables adj. to Railway House Fosse Way Stretton Under Fosse CV23 0PU	Conversion of disused stable building to residential use, formation of new vehicular access and closure of existing field access
<i>R18/1459 Approved 04.12.2018</i>	15 Sissinghurst Close New Bilton Rugby CV22 7ED	Erection of single storey rear extension.

<i>R18/1334 Approved 04.12.2018</i>	20 Shenstone Avenue Rugby CV22 5BJ	Proposed change of roof materials to existing single storey rear extension (conservatory)
<i>R18/1915 Approved 04.12.2018</i>	87 Norton Leys Bilton Rugby CV22 5RT	Part single storey and part two storey rear extension to dwellinghouse
<i>R18/1502 Approved 04.12.2018</i>	121 Heather Road Binley Woods CV3 2DB	Demolition of existing dwelling and erection of one new dwelling
<i>R18/1111 Approved 05.12.2018</i>	27 Wesley Road Hillmorton Rugby CV21 4PG	Installation of a front dormer, a hip to gable extension, and a rear dormer (retrospective).
<i>R18/1929 Approved 05.12.2018</i>	9 Woodlands Road Binley Woods CV3 2DA	Demolition of existing Garage, carport and shed. Erection of new garage and workshop
<i>R18/1337 Approved 05.12.2018</i>	229 Hillmorton Road Rugby CV22 5BD	Retention and completion of a garden shed. Retention of increased fencing height adjacent to the pavement.
<i>R18/1851 Approved 06.12.2018</i>	66 Hillmorton Road Rugby CV22 5AF	Provision of a dropped kerb.
<i>R18/1436 Approved 06.12.2018</i>	The Millboard Company Ltd Ryton Lodge Oxford Road Ryton-On-Dunsmore CV8 3EJ	Erection of new production facility with limited infilling
<i>R18/2028 Approved 06.12.2018</i>	21 Rupert Brooke Road Rugby CV22 6HQ	Erection of a two storey side extension and a single storey rear extension (Part retrospective - resubmission of the previously approved application R17/1399)
<i>R18/0831 Approved 07.12.2018</i>	Land to the East of Church Road Grandborough	Outline planning permission for a detached dwelling, with associated garages & workshop, with all matters reserved except for access.

<i>R18/1975 Approved 07.12.2018</i>	27 Crick Road Hillmorton Rugby CV21 4DU	Erection of proposed two storey rear extension to existing dwelling house
<i>R18/1880 Approved 07.12.2018</i>	The Old Hall 24 Lilbourne Road Clifton Upon Dunsmore CV23 0BD	Substitution of house type of 'The Stables' plot of approved planning permission ref: R14/2166 dated 10/02/2017
<i>R18/0327 Approved 07.12.2018</i>	3 Barton Road Bilton Rugby CV22 7PT	Erection of proposed part two storey and part single storey rear extension, new pitched roof to garage and other alterations.
<i>R18/2003 Approved 10.12.2018</i>	42 Main Street Wolston CV8 3HJ	Proposed two storey front & first floor side extension (Resubmission of the previously approved application R15/1218)
<i>R18/2059 Approved 10.12.2018</i>	Swan Centre Unit 5 Chapel Street Rugby CV21 3EB	Full Planning Application for the change of use from A1 (Retail) to A1 (Retail) and A3 (Restaurants and Cafes)
<i>R18/1754 Approved 10.12.2018</i>	First and Second Floor 36 North Street Rugby CV21 2XD	Change of use from office use (B1) to two no. Houses in Multiple Occupations (C4) consisting of 7 units in each floor including internal alterations
<i>R18/2031 Approved 11.12.2018</i>	19 Ridge Drive Rugby CV21 3FE	Conversion of integral garage to living accommodation.
<i>R18/2050 Approved 11.12.2018</i>	65 Fleet Crescent Rugby CV21 4BG	Ground floor rear extension and garage conversion
<i>R18/1849 Approved 12.12.2018</i>	Lodge Farm – Studio Block Bilton Lane Long Lawford Rugby CV23 9DU	Proposed single storey extension and external alterations
<i>R18/2087 Approved 13.12.2018</i>	Lazy Acre Cottage Withybrook Lane Shilton CV7 9HY	Demolition of garages and construction of single storey side extension

<i>R18/2086 Approved 13.12.2018</i>	36 Stephen Street Rugby CV21 2ES	Erection of L-shaped conservatory with mono-pitched roof
<i>R18/2066 Approved 13.12.2018</i>	100 Cambridge Street Rugby CV21 3NH	Change of use from cycle shop to residential units
<i>R18/1860 Approved 13.12.2018</i>	59 Constable Road Hillmorton Rugby CV21 4DA	Erection of single storey side and rear extension with garage conversion
<i>R18/1966 Approved 13.12.2018</i>	The Cottage 5 The Green Leamington Hastings Rugby CV23 8HD	Erection of single storey rear extension
<i>R18/1963 Approved 13.12.2018</i>	The Ranch Shilton Lane Shilton CV7 9LH	Proposed demolition of existing stables, removal of foundations for agricultural buildings constructed under planning permission R12/2203 and construction of 3no. detached dwellings
<i>R18/2091 Approved 13.12.2018</i>	51 Crick Road Hillmorton Rugby CV21 4DU	Proposed porch and sun room extension
<i>R18/1928 Approved 14.12.2018</i>	30 Lloyd Road Brownsover Rugby CV21 1JW	Erection of single storey front extension.
<i>R18/1896 Approved 14.12.2018</i>	11 Bell Lane Monks Kirby CV23 0QY	Demolition of existing barn/stable and erection of new barn and stable block
<i>R18/2100 Approved 14.12.2018</i>	Moorbarn House School Lane Stretton on Dunsmore CV23 9NB	Proposed two storey rear extension
<i>R18/1834 Approved 14.12.2018</i>	103 Hillmorton Road Rugby CV22 5AT	Erection of two storey side extension

<i>R18/1806 Approved 14.12.2018</i>	Meadow View Sheep Dig Lane Princethorpe Rugby CV23 9SP	Replacement of a timber built stable block (approved under planning application reference R13/0237).
<i>R18/1714 Approved 14.12.2018</i>	141-143 Clifton Road Rugby CV21 3QN	Proposed dropped kerb
<i>R18/1930 Approved 14.12.2018</i>	10 Bilton Road Bilton Rugby CV22 7AB	Demolition of existing extension to side and rear and replacement with two storey Coach House and single storey extension, alterations to rear of dwelling
<i>R18/2029 Approved 14.12.2018</i>	2A Market Place Rugby CV21 3DY	Change of use from A1 (retail) to A5 (hot food takeaway)
<i>R18/1766 Approved 17.12.2018</i>	Cherry Trees Residential Units 242 Dunchurch Road Rugby CV22 6HS	Proposed new dwelling and change of use of existing nursing home to a residential dwelling (resubmission of the previously approved application R16/0767)
<i>R18/1099 Approved 17.12.2018</i>	The Coal Yard High Street Ryton on Dunsmore CV8 3EY	Demolition of existing buildings and erection of 14 no. dwellings and associated works including car parking and landscaping.(resubmission of a previously approved scheme under planning permission ref R14/0409 for the erection of 14 No. dwellings and associated works granted 8th August 2014)
<i>R18/2117 Approved 18.12.2018</i>	3 Bilton Lane Dunchurch CV22 6PY	Construction of a new side & rear single/two storey extensions, front porch, internal refurbishment and alterations
<i>R18/1816 Approved 18.12.2018</i>	12 Windsor Street Rugby CV21 3NZ	Retention of decking in rear garden of property.
<i>R18/2130 Approved 19.12.2018</i>	Grange Farm Sawbridge Road Grandborough CV23 8DN	Block of stables and hardstanding
<i>R18/1006</i>	25 Main Street	Alterations to the internal layout of the existing

<i>Approved</i> 19.12.2018	Wolston CV8 3HH	residential accommodation and alterations to external elevations.
<i>R18/1801</i> <i>Approved</i> 19.12.2018	Honeyfields Farm Mile Tree Lane Bulkington Shilton CV2 1NT	Erection of agricultural building and demolition of existing outbuilding
<i>R17/2113</i> <i>Approved</i> 19.12.2018	Former Newtown Vehicle Rentals Site 117 Newbold Road Rugby CV21 2NZ	Residential development comprising part-3/part-4 and part-5 storey building incorporating 98 apartments, reconfiguration of existing access, provision of 61 parking spaces, cycle and refuse provision and new planting and landscaping
<i>R18/2141</i> <i>Approved</i> 20.12.2018	86 Izod Road New Bilton Rugby CV21 2JY	Single storey rear extension and insertion of skylights to loft
<i>R18/2047</i> <i>Approved</i> 20.12.2018	Blossom Cottage Gorbit Fields Birdingbury Road Leamington Hastings CV23 8DY	Change of Use of Part of an Equestrian Building to Boarding Kennels on a permanent basis (Planning Permission R17/1300 relates)
<i>R18/1599</i> <i>Approved</i> 20.12.2018	Land off Stretton Road Stretton Road Wolston	Stable block with hardstanding to front currently a 20 acre field with stables for horses (retrospective)
<i>R18/2013</i> <i>Approved</i> 20.12.2018	Jane Mason Hairdressing 165 Lawford Lane Bilton Rugby CV22 7QS	Retention of hairdressing business on permanent basis.
<i>R18/2098</i> <i>Approved</i> 20.12.2018	Jax Barn Flecknoe Road Broadwell CV23 8HS	Use of land for the siting of a mobile home for a temporary period.
<i>R18/2127</i> <i>Approved</i> 20.12.2018	22 Crowsfurlong Rugby CV23 0WD	Erection of replacement single storey rear extension.
<i>R18/1852</i> <i>Approved</i>	Rear of 66 Church Street (Ground floor only)	Change of use of office space to rear of existing retail unit to provide a one-bed ground

20.12.2018	Rugby CV21 3PT	floor flat.
<i>R18/1726 Approved 21.12.2018</i>	15 Hoskyn Close Hillmorton Rugby CV21 4LA	Proposed two storey front extension and single storey side extension
<i>R18/2056 Approved 21.12.2018</i>	Abbey Farm Hinckley Road Wolvey LE10 3HQ	Retention of converted and extended brick built agricultural building and use as a dwellinghouse with associated external alterations
<i>R18/0405 Approved 21.12.2018</i>	Land West of Sawbridge Road Grandborough	Outline application for up to 9 no. two-storey dwellings and car park on land west of Sawbridge Road, Grandborough
<i>R18/1910 Approved 21.12.2018</i>	110-112 Murray Road Rugby CV21 3JP	Change of use of existing ground floor retail unit to residential to provide 1no.additional residential unit, and reorganisation of existing residential floorspace to provide 1no.additional residential unit on the first floor. Demolition of buildings to the rear of the site and erection of a two-storey building to provide 5no.residential units, with the fifth unit being located within the roof space.
<i>R18/2143 Approved 21.12.2018</i>	Lilac Cottage Easenhall Road Harborough Magna CV23 0HX	Proposed Erection of Agricultural Barn
<i>R18/1358 Approved 02.01.2019</i>	The Stables Shepherd Street Marton Rugby CV23 9RW	Installation of a dormer window (to the rear of the property)
<i>R18/2164 Approved 02.01.2019</i>	2 Badby Leys Rugby CV22 5RB	Variation of Condition 11 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 to use existing access until the dwellings are complete and form the separate access as the final section of the works.
<i>R18/2054 Approved</i>	Willowbank Farm Smeaton Lane	Erection of agricultural building for storage (Retrospective).

02.01.2019	Coombe Fields CV23 0PS	
R17/1257 Approved 02.01.2019	Police House 64 Main Street Wolston CV8 3HJ	Erection of proposed two storey side extension and single storey rear extension and detached double garage
R18/1991 Approved 04.01.2019	Tree Tops Oxford Road Princethorpe CV23 9QE	Change of use of land for the siting of one residential pitch.
R18/2052 Approved 04.01.2019	9 The Ryelands Lawford Heath Long Lawford Rugby CV23 9EN	Erection of a front and side boundary fence (partially retrospective).
R18/1088 Approved 04.01.2019	18 St Margarets Avenue Wolston CV8 3LJ	Erection of single storey rear extension and provision of front and rear dormers.
R18/1999 Approved 04.01.2019	Fridge Xpress Limited The Acre Lawford Heath Lane Long Lawford Rugby CV23 9EU	Erection of a detached workshop building (resubmission of planning permission reference R18/0750, dated 07/09/18).
R18/2176 Approved 08.01.2019	109 Heather Road Binley Woods CV3 2DB	Erection of a single storey side & rear extension
R18/2188 Approved 08.01.2019	66 Rugby Road Binley Woods CV3 2AX	Erection of attached garage
R18/2198 Approved 08.01.2019	11 Regent Place Rugby CV21 2PJ	Proposed change of use of existing office to a seven bedroom HMO (Sui Generis)
R18/1127 Approved 08.01.2019	Land at Wharf Farm Crick Road Hillmorton Rugby	Formation of temporary accesses
R18/1987	Land adjacent Masters	4 new detached dwellings and related facilities

<i>Approved</i> 09.01.2019	Court Leamington Hastings Road Birdingbury CV23 8EF	(Outline).
<i>R18/2204</i> <i>Approved</i> 09.01.2019	31 Rydal Close Brownsover Rugby CV21 1JP	Erection of single storey rear/side extension and erection of attached garage to side of dwelling.
<i>R18/2170</i> <i>Approved</i> 09.01.2019	13 The Locks Hillmorton Rugby CV21 4PP	Erection of detached garage with habitable room over (Resubmission of previously approved scheme under R18/1374 granted on 22/10/18 for the erection of detached garage).
<b>Advertisement Consent</b>		
<i>R18/1952</i> <i>Advertisement Consent</i> 05.12.2018	Sainsbury's 385 Dunchurch Road Rugby CV22 6HU	Advertisement consent for erection and retention of 1no. totem sign; 2no. pedestrian totem signs; 5no. Concession wall panel sign and 2no. Welcome wall sign
<i>R18/1950</i> <i>Advertisement Consent</i> 17.12.2018	Mitchells and Butlers Retail Limited The Dun Cow The Green Rugby CV22 6NJ	Advertisement consent for proposed signage
<i>R18/2189</i> <i>Advertisement Consent</i> 03.01.2019	Britvic Soft Drinks Ltd Aventine Way Brownsover Rugby CV21 1HA	Advertisement consent for 2 no. building mounted non-illuminated signs.
<b>Listed Building Consent</b>		
<i>R18/1995</i> <i>Listed Building Consent</i> 29.11.2018	Clock House Frankton Road Birdingbury CV23 8EW	Listed Building Consent for the replacement and repair of windows
<i>R18/1795</i> <i>Listed Building Consent</i> 29.11.2018	Mitchells and Butlers Retail Limited The Dun Cow The Green Rugby CV22 6NJ	External and internal alterations to the Public House

<i>R18/2005 Listed Building Consent 07.12.2018</i>	The Old Hall 24 Lilbourne Road Clifton Upon Dunsmore CV23 0BD	Listed Building Consent for the substitution of house type of 'The Stables' plot of approved listed building consent R16/0566 dated 30/11/2016
<i>R18/1985 Listed Building Consent 10.12.2018</i>	71 Broad Street Brinklow Rugby CV23 0LS	Listed Building Consent - Removal of modern casement windows and installation of traditional casement windows on the ground floor of the rear elevation of property.
<i>R18/2069 Listed Building Consent 14.12.2018</i>	Old Manor Farmhouse Leamington Road Princethorpe CV23 9PU	Replacement of windows and doors in listed building
<i>R18/1931 Listed Building Consent 14.12.2018</i>	10 Bilton Road Bilton Rugby CV22 7AB	Listed Building Consent for the demolition of existing extension to side and rear and replacement with two storey Coach House and single storey extension, alterations to rear of building
<i>R18/1951 Listed Building Consent 17.12.2018</i>	Mitchells and Butlers Retail Limited The Dun Cow The Green Rugby CV22 6NJ	Listed Building consent for proposed signage
<b><i>Certificate of Lawful use or development</i></b>		
<i>R18/2038 Certificate of Lawful use or development 29.11.2018</i>	4 Anderson Avenue Rugby CV22 5PE	Certificate of Lawfulness for proposed loft extension
<i>R18/2151 Certificate of Lawful use or development 12.12.2018</i>	Keepers Lodge Brandon Lane Brandon CV8 3GQ	Certificate of lawful development for commencement of dwelling (Under application R08/1396/PLN).
<i>R18/2221 Certificate of Lawful use or development 18.12.2018</i>	17 Durrell Drive Cawston Rugby CV22 7GW	Certificate of Lawfulness for Proposed Development - Erection of a single storey rear extension
<b><i>Prior Approval Applications</i></b>		

<i>R18/2018 Prior Approval not required 30.11.2018</i>	Farriers House 1 Holly Grove Rugby CV23 9EA	Conversion of existing conservatory into an orangery and additional utility room
<i>R18/2067 Prior Approval not required 10.12.2018</i>	Agriculture Building off Hill Road Grandborough	Prior approval for the change of use of an agricultural building to 1 (no) residential dwelling house (Part Class Qb only – in association with previously approved PACU R18/1297 – Part Qa)
<i>R18/2078 Prior Approval not required 11.12.2018</i>	27 Pipers End Wolvey LE10 3LQ	Prior approval for a rear extension measuring 4 metres in depth; 2.8 metres in height to the ridge; and 2.49 metres in height to the eaves.
<i>R18/1972 Prior Approval required and granted 12.12.2018</i>	8-10 Unit Webb Ellis Industrial Estate Woodside Park Rugby CV21 2NP	PACU Change of use from Class B1a to Class C3, to create 21 apartments
<i>R18/2016 Prior Approval required and granted 19.12.2018</i>	Littlefield Farm (Formerly East Barn and West Barn, Grandborough Fields Farm) Flecknoe Station Road Grandborough Rugby CV23 8BA	Prior notification of intention to convert 2no.existing agricultural buildings to a single dwellinghouse.
<i>R18/2142 Prior Approval not required 20.12.2018</i>	Park View Main Street Brandon CV8 3HW	Prior Approval application for a single storey rear extension projecting 4.82 metres from the original rear elevation of the dwelling, 2.63 metres to the eaves with a maximum height to the peak of the roof of 3.48 metres.
<i>R18/2136 Prior Approval not required 03.01.2019</i>	48 Spicer Place Bilton Rugby CV22 7EA	Prior notification of intention to erect a single storey flat roofed rear extension.
<i>R18/2118 Prior Approval not required 07.01.2019</i>	Coronation Road Railway Bridge Coronation Road Church Lawford CV23 9EH	Prior approval under Part 18 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of bridge alterations.

<i>R18/1470 Prior Approval required and granted 04.01.2019</i>	Manor Farm Southam Road Kites Hardwick Leamington Hastings CV23 8AA	Prior approval for the change of use of an agricultural building to residential dwelling house under Class Qb.
<b>Prior Notification</b>		
<i>R18/2169 Prior notification of agriculture or forestry development not required 04.12.2018</i>	Flecknoe Fields Farm Flecknoe Station Road Flecknoe CV23 8AZ	Prior Notification for the erection of an agricultural building for the purpose of storing grain, wheat and straw.
<i>R18/2111 Prior notification of agriculture or forestry development not required 06.12.2018</i>	Land off Rugby Road Easenhall	Prior Notification of agriculture or forestry development - new wooden storage building
<i>R18/2254 Prior notification of agriculture or forestry development not required 21.12.2018</i>	Milethorn Farm Leicester Road Wolvey CV7 9LZ	Agricultural prior notification for the erection of a feed store using concrete wall panels and cement fibre for the roof. Length 36.57 metres, height to eaves 7.315 metres, breadth 18.29 metres and height to ridge 9.349 metres.
<i>R18/2256 Prior notification of agriculture or forestry development not required 21.12.2018</i>	Milethorn Farm Leicester Road Wolvey CV7 9LZ	Agricultural prior notification for the erection of a barn to house dairy cattle, using dwarf concrete wall panels and cement fibre for the roof. Length 42.07 metres, height to eaves 4.269 metres, breadth 17.981 metres and height to ridge 6.35 metres.
<b>Approval of Details/ Materials</b>		
<i>R17/0455 Approval of details 30.11.2018</i>	Gorse Farm Ashlawn Road Rugby CV22 5QE	Erection of 10 new dwellings with associated access and infrastructure (Outline - Access Only).
<i>R16/2307 Approval of details 04.12.2018</i>	Stepnell LTD Lawford Road New Bilton 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>R18/2009</i>	The Old Post Office	Non-material amendments to planning

<i>Approval of non-material changes</i> 05.12.2018	Wolds Lane Hinckley LE10 3LL	application E2E 692 including the installation of a window to the kitchen and rebuilding of garage wall to form an external wall and reduce amenity area.
<i>R18/1738</i> <i>Approval of non-material changes</i> 06.12.2018	24 Sorrel Drive Brownsover Rugby CV23 0TL	Erection of single storey rear extension.
<i>R11/0114</i> <i>Approval of details</i> 07.12.2018	Cawston Extension Site Coventry Road Cawston Rugby	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>R16/1387</i> <i>Approval of details</i> 10.12.2018	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>R18/0843</i> <i>Approval of details</i> 11.12.2018	19 Hillmorton Road Rugby CV22 5DF	Proposed alterations to driveway/access with replacement of front wall and removal of Beech Tree on Hillmorton Road frontage all to facilitate safe access to the property.
<i>R18/1448</i> <i>Approval of details</i> 14.12.2018	Spinney Farm Main Street Withybrook CV7 9LX	Erection of a new 6 bay stable with associated feed and tack rooms and creation of a manege (variation of condition 2 of approved planning application R16/2070 dated 12th May 2017 to include amendments to the design of the stable roof and size and positionings of openings)
<i>R18/0227</i> <i>Approval of details</i> 14.12.2018	2 Badby Leys Rugby CV22 5RB	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
<i>R18/1766</i> <i>Approval of details</i> 17.12.2018	270 Dunchurch Road Rugby CV22 6HX	Proposed two storey side and single storey rear extension, other alterations and external works, to include the creation of a new access, dropped kerb and detached garage
<i>R18/1498</i> <i>Approval of details</i> 19.12.2018	266 Hillmorton Road Rugby CV22 5BW	Change of use from A1 (bakery) to A5 (pizza takeaway)

<i>R15/0984</i> <i>Approval of details</i> <i>19.12.2018</i>	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.
<i>R15/1702</i> <i>Approval of details</i> <i>19.12.2018</i>	Land at Wharf Farm Crick Road Hillmorton Rugby	A Hybrid Planning Application consisting of: 1/ Outline planning permission for the erection of up to 380 new homes including a new access from A428 Crick Road; a spine road from Crick Road to northern boundary of the site; a local centre; associated infrastructure including storm water balancing arrangements on land between Moors Lane and the Oxford Canal and the demolition of redundant farm buildings, (all matters except access are reserved) and 2/ Full planning permission for the erection of 88 dwellings including access, appearance, layout and scale. Landscaping is reserved. (phase 1).
<i>R17/0441</i> <i>Approval of non-material changes</i> <i>20.12.2018</i>	6 Spellow Close Rugby CV23 0GT	Erection of single storey rear extension
<i>R15/0573</i> <i>Approval of non-material changes</i> <i>21.12.2018</i>	Annexe Toft Cottage Southam Road Toft Dunchurch CV22 6NR	Conversion of the existing garage to living area, insertion of a dormer over the existing lounge area to create a first floor bedroom and a ensuite over study area and erection of a single storey side extension and a detached car port
<i>R14/1658</i> <i>Approval of details</i> <i>24.12.2018</i>	Land East of Newton Lane Newton CV23 0EA	Outline planning permission for up to 40 dwelling house, together with the creation of a new vehicular access, and provision of play area and amenity space together with associated works (all matters with the exception of access reserved)
<i>R17/2067</i> <i>Approval of non-material changes</i> <i>24.12.2018</i>	Plot 5, land rear of 263-273B Hillmorton Road 5 Silverdale Gardens Rugby CV22 5BU	Erection of a detached dwelling (substitution of house type approved under R13/0901 dated 10th June 2015)
<i>R17/0730</i> <i>Approval of non-material changes</i> <i>07.01.2019</i>	Newnham Fields Farm Coal Pit Lane Monks Kirby CV23 0SL	Demolition and Replacement of Existing Farmhouse.

<i>R16/1818 Approval of details 07.01.2019</i>	Elmhurst 42 Hillmorton Road Rugby CV22 5AD	Replacement of existing wall.
<i>R18/1461 Approval of details 09.01.2019</i>	Hillcrest Hinckley Road Wolvey Hinckley LE10 3HQ	Change of use of an existing garage to a residential dwelling; creation of a new vehicular access and the erection of a replacement garage.
<b>Approval of reserved matters</b>		
<i>R18/1177 Approval of reserved matters 21.12.2018</i>	Rugby Radio Station Watling Street Clifton Upon Dunsmore Rugby CV23 0AS	Key Phase 3 Parcels A and B - Submission of reserved matters comprising access, appearance, landscaping, layout and scale for the erection of 248 dwellings together with garages, access roads, parking and associated works pursuant to outline planning permission ref.no R17/0022 dated 28th June 2017.
<b>Withdrawn</b>		
<i>R18/1734 Withdrawn 03.01.2019</i>	Trickle Brook Smeaton Lane Combe Fields Rugby CV23 0PS	Retrospective consent for change of use of the land from agricultural to use as an extension of the residential curtilage, siting of a shipping container, erection of wooden structure affixed to the shipping container, and erection of a greenhouse.
<i>R18/1565 Withdrawn 03.01.2019</i>	The Old Cart Dunchurch Hall Dunchurch Rugby	Conversion of a stable into a 2 bed bungalow