



Thurlaston Parish Council  
Thurlaston  
Rugby

August 2018

Planning Department  
Rugby Borough Council  
Town Hall  
Rugby  
CV21 2RR

Dear Sir/Madam,

**Re: Planning Application R18/0873**

**LAND NORTH OF STOCKS LANE TO REAR OF ACORN COTTAGE, STOCKS LANE, THURLASTON**

Thurlaston Parish Council, Planning Subcommittee has met with a number of residents who would be affected by this development and have walked the area concerned.

Our opinion is that this application should be rejected for many reasons which we will try and cover systematically.

Firstly we would like to address the paper presented in the application by Howkins and Harrison.

Section 4 of the document quotes Local Plan policies which are completely out of context for this proposal. The policies are targeted at developments intended to meet major housing schemes to satisfy the Local plan stated requirements.

Section 4.9 quotes part of policy GP1 but is misrepresenting reality. The more complete quote should have been "the Council will always work proactively with applicants jointly to find solutions, which means that developments can be approved wherever possible and to secure development that improves the economic, **social and environmental conditions of the area**".

The social and environmental conditions certainly will not be improved for residents who currently live to the south and east of the site.

The access to the site is unsuitable. Actually not just unsuitable but completely untenable for occupiers of the properties either side of the access alley.

Stocks Lane is narrow and busy.

Access to the alley is difficult and is used by three properties to park vehicles. The alley is also used as the main pedestrian entrance route for the two adjacent properties. One family has three young children whose safety would be further compromised.

This access to the site is owned by Old Stocks Cottage and in daily usage by them and Acorn Cottage for parking and access to their garages. The deceased land owner, only used the access, we are advised, on a few occasions to take delivery of manure and fertiliser over the last 20 plus years.

The land is subject to the following right reserved by conveyance of land dated 28/8/1952:  
“Subject to right of way at all times with or without carts, wagons, motor lorries or other vehicles NOT exceeding three (3) tons in weight.”

Boundaries have not been enforced by these current residents but if they were then access to the proposed house would be impossible.

It appears that a lady from WCC visited the site and gave a level of support but we suggest she did not appraise herself with where the real boundaries to the access alley are and the extent of the rear garden to Acorn Cottage.

The lives of current residents would be severely damaged. Some cars would be forced to find alternative parking on Stocks Lane. Impossible.

The Social and Environmental aspirations of GP1 are certainly not met with this proposal.

Section 4.10 quotes the Policy GP2 correctly but gives no consideration to where those boundaries are or who lives on those boundaries and how their lives will be affected.

Section 4.11 quotes policy DS1 correctly prior to the acceptance by the Inspector of main modifications which he has asked for. To quote this development as a contributor to the current 12400 homes requested by the current plan is academic. One house in 12400 at the expense of turmoil in the lives of current residents.

Section 4.12. It quotes policy H1 Informing Housing Mix. We can't understand where H and H are going with this statement. If a house of any description was to be built on this plot then the housing mix of Thurlaston would be affected minimally.

The H and H document fails to discuss Policy GP5. Parish or Neighbourhood Documents.

Thurlaston has two documents which we hope and believe are considered in planning applications. A Village Design Statement and a Conservation Area Appraisal.

These documents are held by Rugby Borough Council and we are assured are considered for planning applications in the parish. The Local Plan inspector in his interim letter has made it clear that he does not believe Rugby Borough Council are giving due consideration to the village and the conservation area with other proposals which are currently in the Local Plan.

This application has not considered a number of things. We are a community of approximately 130 dwellings and changes affect the lives of us all. We met some new residents at our fete last week and the gentleman enthused about the move he has made to our village. He feels a sense of calmness when he returns to the village after his day at work. We the Parish Council try to play our part in maintaining that satisfaction.

Our Design Statement discusses the village requirements not to just maintain the status quo but to look at the opportunities for new residents. The Design Statement identifies some areas for development that may become available. We have an increasing number of younger people with young families and the sense of community is growing

The plot covered by this application was not one of those areas identified. If you were designing a village layout you most definitely would not put a property in this location.

The plot has been used for horticulture and garden area but following the death of the previous owner it is becoming overgrown. A better solution for the new land owner, who inherited a share of the site, whilst not financially attractive for him, would be to sell off plots of the ground to current neighbours. We believe that there is significant interest by neighbours to purchase and maintain this

space and therefore not create a dissatisfied community and aggravation with vehicle access in Stocks Lane.

We are sure that many residents will object to this proposal and they will have a lot of information which perhaps will enlighten everyone regarding legal boundaries and will make it clear to all how difficult traffic negotiations will be on Stocks Lane and in the alley.

However we have highlighted our major concerns here.

Privacy will be compromised for all neighbours.

**Safety will be a major concern for us. The alley would be access to upwards of seven vehicles but remember it is a pedestrian access also to two properties with young children amongst them.**

Drivers will be cautious but there is potential mayhem when there are vehicles trying to enter and exit at the same time whilst a young pedestrian is trying to race into their front door. Don't condone this increased risk.

Refuse collection days will be fun. The new property owner can't put bins on Stocks Lane because the alley will be blocked. Goodness knows where the bin operatives will leave them after emptying. Potentially Stocks lane and the alley will be regularly blocked for access.

Yours sincerely

Helen Creery.

Chair, Planning Subcommittee