



Thurlaston Parish Council  
Thurlaston  
Rugby

2<sup>nd</sup> April 2020

Planning Department  
Rugby Borough Council  
Town Hall  
Rugby  
CV21 2RR

Dear Sir/Madam,

**Re: Planning Application R20/0188**  
**The Old Forge, Main Street, THURLASTON CV23 9JS**  
**Erection of a New Detached Dwelling and Garage with access off Biggin Hall Lane.**

This application is for a modern dwelling with garage and parking for 4 cars in the Conservation Area where new developments should preserve the character or appearance of the area and be sympathetic to its context. Whilst care has been undertaken in the design of this property it does not conform to those requirements. It is an attractive family dwelling but not in this location. Hedge and tree planting will not be adequate.

TPC would like to know how the design guidelines contained in the Thurlaston Village Design Statement, which state that *"It is considered essential that the view from Main Street down Biggin Hall Lane remains as it is now - a country lane with verges and hedgerows and with open views beyond"*, will apply to this application. As a Parish Council, we would like a formal response to this query.

Another major concern is the access from the proposed property to Biggin Hall Lane. This is close to a corner to the east and near to the top of a small hill with slight bend to the west on a lane with speeding traffic. 4 parking spaces indicates the envisaged use of the access plus public service vehicles which will halt at this spot. This is a potential accident spot.

This development will create an operational hazard/obstacle on waste collection days. Bins will undoubtedly be returned, on occasions to a position which prevents free entry to the property by a vehicle causing the driver to exit and move the obstacle. This will cause a temporary blockage of the lane and a hazard to other road users.

TPC would like to understand the analysis that the proposed dwelling and its access to the road system is safe for the occupants and other pedestrian usage of BHL. As a Parish Council, we would like a formal response to this query.

**From the Thurlaston Design Statement Document:**

*The third lane, Biggin Hall Lane, has no properties as viewed from Main Street, except for a view of the Old Forge. The impression is of a country lane, with verges and hedgerows - a rural scene within the village. Further along Biggin Hall Lane and separated from Area B by fields, are a dozen or so properties, which include detached post war bungalows and houses and older properties such as farmhouses, barn conversions and, at the end of the lane, Thurlaston Grange. **The importance of this part of the village lies in its rural character**, including fine views to and from Draycote Water. Public footpaths and bridleways across fields, the golf course and woods provide important links to the surrounding area. **The rural character should be preserved and enhanced wherever possible by appropriate landscaping.***

**Design Guidelines The Heart of the Village Areas B1 and B2**

*It is considered essential that the view from Main Street down Biggin Hall Lane remains as it is now - a country lane with verges and hedgerows and with open views beyond.*

*Boundary walls along Main Street; around the Nursing Home site; and around Stanleys Farm site should remain as important elements in the street scene.*

*The materials used for external areas around buildings should reflect the rural character of the village.*

Yours sincerely

Helen Creery.

Chair, Planning Subcommittee