



Thurlaston Parish Council  
Thurlaston  
Rugby

14<sup>th</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.**

Thank you for your response to our comments and queries.

We are always looking to improve our ability to respond to planning applications on behalf of our community and at times individual residents. Your response is a great start as we add to our understanding of planning legislation and guidance.

We did understand the changes that the Local Plan brought in terms of a change from Housing Needs to a Rural Village status. However, what we are unclear about is how the LP or the NPPF set any criteria regarding developments in the conservation area.

Previous applications for changes to the existing property seem to have been considered with some rigour regarding window styles and manufacture, and driveway materials and colours, as examples. Presumably this is due to the listing category and its position in a conservation area. Can you give us any guidance where the LP or NPPF provide any criteria which allows you to complete your Contextual Importance Assessment.

This is perhaps a new situation for the village. A new build immediately adjacent to a listed building and in a conservation area. Modern materials and designs must be embraced but in our opinion it would be wrong to just preserve pockets of historical architecture. As you say, the visual impact and contextual importance of the area must be carefully assessed.

We identified the waste collection as an issue to ensure the problem was recognised not as an issue to refuse the application. It surely is incumbent on the Planning Department to advise the refuse collection service provider that bins will be placed at this access point and they should be returned to a safe position. This should be an "understood" but bins frequently have to be repositioned to allow through traffic at other points in the village. The refuse collector may wish a clear location to be identified on this application.

We are also concerned about the loss of roadside hedgerows of acknowledged quality which will have a significant impact in the Conservation Area. Is no consideration given to the country lane with trees and hedgerows – that deserves to be preserved for future generations? Two trees of

significance will also be felled and the undisclosed routing of underground services should be approved before any works are undertaken. Will we be consulted prior to consent being considered?

Yours sincerely

Helen Creery.  
Chair, Planning Subcommittee