



Thurlaston Parish Council
Thurlaston
Rugby

11th May 2020

Ms. Frances Keenan
Senior Planning Officer
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Ms Keenan,

Re: Planning Application R20/0281

**Land to rear of Dunsmore Garage, Coventry Road, THURLASTON CV23 9JR
Erection of 4 detached dwellings with associated car parking and landscaping.**

This proposed development of 4 houses deviates from the building line and the density of the development is unsympathetic to the settlement it will extend. There are no community facilities nearby, nor schools nor medical facilities. There are no cycle paths and a very infrequent bus service which means that residents of these properties will be dependent on cars. The exit from this site is on to a road with a 50mph limit and close to a central refuge. Entrance and exit from this site are dangerous especially when the same entrance is proposed to serve 8 properties with up to 4 cars per property.

TPC had a meeting with Stephanie Chettle-Gibrat on the 22nd January with reference to the SPD for the South West. We identified to her the particular problems which the proposed developments for the warehousing would create regarding the entrance and exit onto the Coventry Road from Thurlaston village. Speed limits and traffic controls were briefly discussed. Ms Chettle-Gibrat did not recall the junction layout in detail and the difficulties increased traffic flows would create therefore but she made a note of the concerns and took an action to look into the situation. We assume that the road layout and traffic control measures are being evaluated.

The increased requirement for access to and from the Coventry Road as a result of the R20/0281 application will have significant effect on any designs as a result of the SPD.

We suggest this application should be reviewed within the bigger picture and would appreciate confirmation that it is or an explanation otherwise. The Thurlaston Parish Council would also appreciate an update from the action taken at our January 22nd meeting and the latest proposals for the road system from the warehouse development past the R20/0281 development, past the turn into Thurlaston village and on into Dunchurch.

Yours sincerely

Helen Creery.
Chair, Planning Subcommittee