



Thurlaston Parish Council  
Thurlaston  
Rugby

9<sup>th</sup> August 2021

Paul Varnish (Posted by email to paul.varnish@rugby.gov.uk)  
Planning Department  
Rugby Borough Council  
Town Hall  
Rugby  
CV21 2RR

Dear Paul,

**Re: Planning Application R21/0477**  
**THE MALTHOUSE, MAIN STREET, THURLASTON, RUGBY, CV23 9JS**  
**For: Erection of 6 (no) dwellings.**

This document is Thurlaston Parish Council's (TPC) second submission with regard to planning application R21/0477.

This latest TPC representation is made on the basis of various revised drawings which were uploaded on to RBC's planning portal on 6<sup>th</sup> July and 20<sup>th</sup> July 2021. As there are various versions of several planning documents TPC has assumed the most recent dated submissions are those which should be considered as the applicant's latest proposals.

This submission does not replace TPC's previous submission of 16<sup>th</sup> June 2021. As there is no published narrative to explain what revisions have been made, TPC makes a caveat that it cannot guarantee all revisions have been identified and therefore reviewed. We politely request that a summary of such changes would be useful in the future, where possible.

TPC's recommendation is that full planning approval should be granted only if a number of material considerations described in both our reports are satisfactorily resolved. Our observations are lodged under the following areas:

- The Conservation Area – an holistic assessment of the proposals;
- Appraisal of proposed developments within each of the three Zones - 1, 2, 3;
- Environmental considerations.

**The Conservation Area**

Previous TPC's representations remain valid.

**Zone 1**

The site roadway layout and proposed property footprints have been revised. TPC is supportive of the proposed changes. East House will be less visible from Main Street and no longer impinges on root protection zones on the site. The driveway width has been increased and the permeable parking 'turning head' is a welcome addition as it should allow delivery vehicles to safely serve the houses, reducing parking pressures on Main Street.

**Zone 2**

As far as we are aware the only proposed changes are those associated with the need to ensure parked vehicles at the front of the proposed properties should not extend any further than the current front building line of the existing garages. This is sensible and supported.

**Zone 3**

The applicant has removed the extant five bar gate. In TPC's previous submission we identified the use of the gate would produce difficult navigation and safety concerns. Whilst we welcome the proposal we do stress that the removal will impact the village scene – a location at the centre of the Conservation Area. Zone 3 is visually exposed to Main Street and we seek reassurance that the impact of any untoward visual pollution (such as from driveway and garden paraphernalia) can be mitigated – perhaps by the careful planting of vegetation.

**Conclusion**

Whilst most of our original representations as submitted on 16<sup>th</sup> June 2021 remain valid TPC accepts that the applicant's latest submitted drawings are improvements to the overall scheme, most notably with regard to the design of Zone 1.

We respectfully request that you acknowledge our submission, and in the meantime we would be grateful if you would keep us informed of any new information supplied by the Applicant.

Yours sincerely,

CLlr Keith Boardman  
Chairman, Planning Subcommittee