



Thurlaston Parish Council
Thurlaston
Rugby

10th May 2022

Sam Green (Posted by email to sam.green@rugby.gov.uk)
Planning Department
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Sam,

Re: Planning Application R21/1208
THE LATCH, COVENTRY ROAD, THURLASTON, RUGBY, CV23 9JR
For: Proposed demolition and erection of 2 no new dwellings.

This document is Thurlaston Parish Council's (TPC) second submission (the previous one is dated 27st December 2021) regarding planning application R21/1208. This second submission augments TPC's representations and mainly concerns the Applicant's amended proposals. We also provide a critique of WCC's highway assessment dated 21st December 2021 (WCC reference 211208).

Design & Access Information

TPC again questions the accuracy of information presented within the Design and Access Statement. In particular we question the accuracy of the Applicant's site drawings.

With regard to boundaries (drawings 3763-01 and 3763-02) we highlight an inconsistency with the boundary between The Latch and The Milestone. The sketch in the Design and Access Statement is different again. They can't all be correct. We question whether the point from which the dotted diagonal line extends, to show compliance with the 45 degree rule, is correct. The Milestone has a window within 700mm of the side wall of the property. If the line is extended from the 'true position' the occupants of the Milestone will suffer loss of natural light.

We question whether scheme drawings have an error relating to the site boundary along Coventry Road. Perhaps the reference to low level barrier really refers to a hedge rather than a barrier, such as an Armco device.

Site Access

TPC considers proposed site access and egress arrangements a significant material consideration. Our observations are covered within our representations dated 27th December 2021. Subsequently WCC Development Group (as the 'Highway Authority' representative, ref: 211208) has indicated they

have no objection to the planning application subject to conditions. The conditions per se do not relate to issues raised by TPC. TPC has submitted (letter dated 5th May 2022) to WCC Development Group our critique of site access proposals. TPC maintains the current arrangements are potentially unsafe. A copy of TPC's letter is attached at the end of this submission.

Conclusion

TPC's recommendation is that full planning approval should be granted only if the material considerations described in our reports are satisfactorily addressed. These are:

- Questions about the Applicant's Design & Access information are fully resolved.
- Details of building positions and their relationships with neighbouring dwellings are accurately defined and in compliance with the 45 degree planning rule.
- The proposed unsatisfactory site access from the Coventry Road must be resolved.

We respectfully request that you acknowledge our representations and respond to them accordingly and allow us to consider further the proposals when more information is submitted. In the meantime we would be grateful if you would keep us informed of any new information supplied by the Applicant.

Yours sincerely,

Dr Keith Boardman
Chairman Planning Subcommittee
Thurlaston Parish Council

Attachment: Letter to WCC Development Group follows below.



Thurlaston Parish Council
Thurlaston
Rugby

5th May 2022

John Glendinning (by email to johnglending@wawickshire.gov.uk)
Development Group
Warwickshire County Council
Town Hall
Warwick
CV43 4SX

Dear Mr Glendinning,

**Rugby Borough Council Planning Application R21/1208
The Latch , Coventry Road, Thurlaston.**

May I introduce myself. I'm a Parish Councillor and Chairman of the Thurlaston Parish Council (TPC) Planning Subcommittee. My Council has made representations in respect of the above planning application – I have attached a copy of TPC's response. The purpose of me making contact is that I have recently received your appraisal of the application on behalf of the 'Highway Authority', and we are concerned that you have advised Rugby BC that you have no objection to the planning application. TPC wishes to raise a query concerning the nature of the access/egress to/from the site, impact of parking of refuse and delivery vehicles, its location to the Thurlaston turn (Main Street), and other developments within this 50mph highway zone. In essence the moving of the entrance to a position opposite to the Thurlaston turn makes a cross-road junction with no safe parking and is arguably a hazard.

My Council would be most grateful if you would look at TPC's submission and consider the points we have made under section **Site/Access**. You will also see that Cllr Howard Roberts is aware of the dangers of the location and had hoped that improvements would have been made during fiscal year 2021/22. We were advised that lack of funds prevented progress.

We note your point that records do not indicate significant incidence of personal injury accidents. As a Thurlaston resident I know there have been accidents albeit thus far without serious personal injury; perhaps they have not always been reported to the Police. Having said that local folk are very aware that during heavy traffic periods (no doubt volumes will increase as 600 houses and a warehouse complex opens virtually adjacent to The Latch) the current junction becomes dangerous, in part due to the speed of vehicles passing through the area. In essence we feel the situation is waiting for a serious accident to happen.

We of course as Thurlaston residents do not profess to be experts in such matters, nevertheless we would appreciate your opinions on our concerns, and where you consider matters are satisfactory it

would be very helpful if you could communicate opinions directly with me. As a planning councillor I have a duty to report back to residents who are clearly concerned that the current site access proposals will only exacerbate matters.

Many thanks in anticipation.

Yours sincerely

Keith

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Dr Keith Boardman
Chairman Planning Subcommittee
Thurlaston Parish Council
07973 260038
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cc Cllr Howard Roberts, Rugby Borough Councillor
Sam Smith, Rugby Borough Council, Planning Department