



Thurlaston Parish Council  
Thurlaston  
Rugby

3<sup>rd</sup> May 2023

Ms Ruth James (by email to [ruth.james@rugby.gov.uk](mailto:ruth.james@rugby.gov.uk))  
Development Team  
Rugby Borough Council  
Town Hall  
Rugby  
CV21 2RR

Dear Ruth,

**Re: Planning Application R23/0420**  
**The Old Forge, Main Street, Thurlaston, CV23 9JS**  
**Erection of a New Detached Dwelling and Garage with access off Biggin Hall Lane.**

This document is Thurlaston Parish Council's (TPC) submission with regard to planning application R23/0420.

This application is a revision to a previous planning application known as R20/0188. The significant changes to the new proposals concern a revised site layout, building construction technology and appearance, site access and egress on to Biggin Hall Lane. The principles which TPC lodged in April and June 2020 remain valid. These specifically relate to the preservation of the character and appearance of the village; any developments should recognise the Thurlaston Village Design Statement and be sympathetic to the requirements of the Conservation Area.

Our observations:

- Development within the curtilage of The Old Forge (Grade II listed)
- Appearance of the new dwelling and its visual impact
- Site access from Biggin Hall Lane
- On site vehicle manoeuvrability

**Development within the curtilage of The Old Forge**

Developments of any kind within the curtilage of a listed building are subject to Listed Building Consent (LBC). RBC, as the relevant Local Planning Authority, has powers of discretion about whether LBC should be granted. Whilst developments in the garden of a Grade II listed building discretion is almost total this does not exempt the provision for LBC consent and that such information should be disclosed.

TPC wishes to have details of RBC's LBC assessment(s) noting that other planning applications may be relevant such as R20/0188. To TPC's knowledge this information is not in the public domain and if true RBC would be delinquent in not observing its obligations. Such information may impact further R23/0420 considerations.

### **Appearance of the new dwelling and its visual impact**

TPC's representations on R20/0188 (letter dated 2<sup>nd</sup> April 2020) describe clearly our concerns about the visual harm that a new dwelling may introduce within the Conservation Area and wider afield from other locations within the parish. These objections remain valid albeit the dwelling architecture has been revised.

TPC applauds the fact that the applicant has proposed a new building structure which is significantly more energy efficient than that proposed in R20/0188. However our concerns remain about its visual style and its impact within the Conservation Area and its close proximity to The Old Forge, a Grade II listed building.

Compliance with RBC Local Plan Policy GP3 and the NPPF (version July 2021) are relevant. TPC's view is that the new proposals are more injurious to the visual environment than the approved ones. The west and south elevations are particularly out of character for the village. The landscape and visual appraisal is weak and does not satisfy current new-build expectations.

The NPPF section 12 clearly stresses an important mantra that 'beautiful and sustainable places' are required as a fundamental plank of good design policy. RBC Local Plan GP3 (Previously Developed Land and Conversions) has to be applied in conjunction with SDC3 (Protecting and enhancing the Historic Environment).

TPC's opinion is that tests using the above 'tools' do not satisfy the above policies. Indeed our contention is that west and south elevations seem to be particularly out of character. The angular discontinuous multi-textured façade is unsuitable for the locality setting. Whilst the building design may be fine, it is out of keeping and not beautiful within the village setting.

### **Site access from Biggin Hall Lane**

The principle of access has been established in RBC's Decision Notice R20/0188. TPC maintains its stance that a new vehicle access/egress point on Biggin Hall Lane is a hazard to other road users – pedestrians, wheel chair users, cyclists, horse riders, vehicle users, commercial trucks (LDVs and HGVs). The highway is narrow, without pavement protection, and located in close proximity to Main Street. At minimum the proposed site should allow safe loading/unloading of vehicles – such as RBC refuse trucks.

The submitted drawings do not show a location for the off-road storage of three wheelie bins.

Whilst a technical issue, the applicant indicates that there are surface water drainage issues in and around the site. Solutions for their mitigation are proposed and we expect RBC's approved experts to confirm that they will be satisfactory.

**On site vehicle manoeuvrability**

The applicant has not provided evidence that the new site layout will be fully compliant with RBC Local Plan Appendix 5 Classification C3 (4 bedroom dwelling with provision of 3 on-site parking spaces). Whilst it may be possible to park three vehicles on the site it is not clear whether they can be manoeuvred safely and ensure vehicles can always exit the site using a forward gear. No evidence is provided, such as vehicle swept path analyses, to ensure compliance.

TPC concludes that the proposed area and site layout for a new-build 4 bedroom dwelling does not simultaneously meet RBC Local Plan Appendix 5 and R20/0188 Condition 15.

**Conclusion**

For reasons presented in this report we request that planning approval should be resisted until all our representations are satisfactorily mitigated.

TPC formally requests information regarding LBC assessments.

We respectfully request that you acknowledge receipt of this submission; in the meantime we would be grateful if you would keep us informed of any new information supplied by the applicant.

Yours sincerely,

Keith

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Dr Keith Boardman  
Chairman Planning Subcommittee  
Thurlaston Parish Council  
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