



Thurlaston Parish Council  
Thurlaston  
Rugby

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24<sup>th</sup> February 2021

Joanne Orton ( Posted by email to [joanne.orton@rugby.gov.uk](mailto:joanne.orton@rugby.gov.uk))

Development Team  
Rugby Borough Council  
Evreux Way  
Town Hall  
Rugby  
CV21 2RR

Dear Ms Orton,

**Rugby Borough Council Planning Application R20/1030  
Thurlaston Meadows Care Home, Main Street, Thurlaston, Rugby, CV23 9JS**

This document is Thurlaston Parish Council's (TPC) second submission with regard to planning application R20/1030. It follows our primary submission of 5<sup>th</sup> January 2021 in which we indicated that TPC would provide an additional report about this planning application before 28<sup>th</sup> February.

This second submission covers additional observations which relate to:

- An independent Landscape and Visual Appraisal.
- Previous planning applications within the same locality.
- WCC's Highways Assessment.

**Landscape & Visual Appraisal**

The Applicant has not submitted a Landscape & Visual Appraisal (LVA), which is a material omission from the application. TPC took legal counsel and was advised to commission a professional independent assessment. This was completed recently by the Landscape Partnership and their reports<sup>1</sup> are attached with this letter. **These reports therefore augment our previous submitted section on 'The Impact on the Character and Appearance of the Area' in our letter of 5<sup>th</sup> January 2021.**

Summary points taken from the new report state that the proposed development would result in a number of negative effects on landscape character, summarised as follows:

- Introduction of new development leading to a change in character at the site, including the introduction of suburbanising features such as buildings, roads, parking and associated garden paraphernalia.
- Introduction of lighting.
- Loss of trees and woodland.

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<sup>1</sup> There are two files:

LVA for Thurlaston Parish Council 11<sup>th</sup> February 2021,

LVA for Thurlaston Parish Council – Appendix 01: Figures & Photographs (Viewpoint references are A, B, C etc)

- Change to the settlement form and connection of isolated development at Biggin Hall Lane with the main village.
- Negative effect on the landscape setting of the village.
- Negative effect on views which are noted within the Conservation Area Appraisal.
- Change in the character of Biggin Hall Lane.
- Change in the character of public footpath Thurlaston R310/1.

The report also states views are available from the neighbouring streets as well as the public footpath which crosses the site. Main Street, Biggin Hall Lane, and Church Lane all have views of the site. The western edge of the development site is also exposed to views from the surrounding countryside to the north.

It was found that the proposed development would have a large adverse effect on views from Main Street (Viewpoint A), Biggin Hall Lane (Viewpoints B and C), and public footpath Thurlaston R185/1. Due to the proximity of the proposed development, there would be a substantial change to the view from public footpath R310/1 that crosses the site. Views from Biggin Hall Lane are considered particularly sensitive as they are noted in the Conservation Area Appraisal. The proposed development would have a strong urbanising influence on these views.

The Landscape Partnership concludes the proposed development would give rise to a number of negative effects on landscape character and visual amenity. Of particular concern is the effect on the landscape setting of the village, the effect on the character of the Conservation Area, including the effect on views identified within the Conservation Area Appraisal, and the effect on the landscape setting of The Old Forge, Stanleys Farmhouse and The Windmill.

#### **Previous planning applications within the same locality**

Whilst previous planning applications are not necessarily material considerations there is a unique aspect to the Applicant's planning application in that it covers the amalgamation and development of two parcels of land:

- Land owned by Thurlaston Meadows Care Home Ltd, and
- A property known as Patricks Field owned by Mrs M Binney.

The proprietors of both parcels of land have a history of independently seeking planning approvals for the erection of additional properties. They are recorded by RBC as:

- R09/0051 Outline application for erection of a detached dwelling at Patricks Field, Biggin Hall Lane, Thurlaston
- R00/0929 Erection of 6 dwellings and construction of new vehicular access on Main street, Thurlaston.

Both planning applications were denied – details for refusal are available in RBC's officers' reports. TPC's assessments of R20/1030 are congruent with previous RBC observations for this location.

#### **WCC's Highways Assessment**

WCC submitted a report (WCC Ref 423, 28 Feb 2020) on this application, but TPC concluded it was largely a desktop assessment. It quotes the speed limit as 30mph whereas in 2014 WCC gave

approval for a reduction to 20mph throughout the whole settlement. The speed reduction was based on assessments with regard to Department of Transport criteria which cover:

- History of collisions, severity, risks and causes;
- Road geometry and engineering – in Thurlaston there are a number road constrictions, single track carriageways, and areas of limited visibility;
- Presence of vulnerable road users – in Thurlaston there are pedestrians, horse riders, cyclists, and wheelchair users which have to use ‘shared space’ with motor vehicles;

The holistic impact of the proposals have not been considered, most notably that Thurlaston is a linear village that ends in a cul-de-sac. The lack of a through-road has a detrimental impact on traffic management, safety and parking. Most roads within the Conservation Area are single track, some with minimal passing places and no pavements. Public service vehicles such as buses and gritting vehicles are not able to service the village due to road narrowness and absence of a turning place. RBC provides reduced size refuse vehicles to access parts of the village.

The Applicant’s planning proposal expands the extant Care Home by a further 40 dwellings. The Applicant’s site plan indicates that in excess of 110 parking places will be provided on the developed site, most will be located within the Conservation Area. Vehicular activity (staff, goods, residents traffic) will not be insignificant. The consequent traffic activity that would be produced will radically compromise the idyllic tranquillity and safety in the centre of the Conservation Area.

### **Conclusion**

The Applicant proposes a ‘Major Development’ which in part lies in the Thurlaston Conservation Area. The implications of the proposals are far reaching as they are multi-faceted.

Planning approval should be denied, because of the reasons presented in our reports (dated 5<sup>th</sup> January 2021 and 24<sup>th</sup> February 2021) and in particular, its contravention/incompatibility with Local Plan Policies GP2 and NE3, Section 72 Planning (Listed Building & Conservation Areas) Act 1990, and NPPF (para.193-194).

We would be grateful if you would keep us informed of any new information supplied by the Applicant.

Yours sincerely,

Parish Clerk  
Thurlaston Parish Council

cc PLANNING APPLICATION APPRAISAL: Landscape and Visual Appraisal for Thurlaston Parish Council prepared by the Landscape Partnership, 11<sup>th</sup> February 2021.

PLANNING APPLICATION APPRAISAL: Landscape and Visual Appraisal for Thurlaston Parish Council prepared by the Landscape Partnership, Appendix 01: Figures & Photographs.