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Planning Committee – 19th October 2017

Late Representations



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AMENDED
19.10.17

Late Representations Planning Committee 19 October 2017

<p>Item No. 7</p>	<p>Application No. - HH/2017/1968</p> <p>Description of Development - Erection of two storey side and single storey rear extension</p> <p>Site Address - 51 Oldham Avenue</p> <p>Application proposal</p> <p>The report explained that the bat survey is pending and the results would be submitted as a late representation. The bat survey report is now completed and WCC Ecology have been consulted.</p> <p>WCC Ecology are satisfied with the findings of the Initial Bat survey Report which identifies there is no evidence of Bats.</p> <p>Therefore, the following informatives are to be attached should the Planning Application be granted.</p> <p>Additional/Amended Conditions</p> <p><u>Bat and Nesting Bird combined note</u></p> <p>If it is essential to fell or lop any trees or part of the hedgerows, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees with suitable cracks, rot holes and fissures are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, prior to work commencing. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 to have regard to the Habitats Directive when exercising their functions.</p> <p><u>Reptile and Amphibian note</u></p> <p>In view of the nearby records, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (newts, snakes, lizard, frogs, toads), work should stop while Warwickshire Museum Ecology Unit or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.</p>
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	<p>Reason</p> <p>To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE15 of the Coventry Development Plan 2001.</p>
Item 8	<p>Application No. - FUL/2017/2244</p> <p>Description of Development - Change of use from 1 dwelling to 2 flats and erection of single storey rear extension and installation of external wall insulation</p> <p>Site Address - 133 Station Street East</p> <p>Consultation</p> <p>One objection has been received which is summarised below:</p> <ul style="list-style-type: none"> - It would set a precedent for conversion of houses to flats in the street - Increased noise for neighbour from additional stairs, kitchen, lounge next to adjacent bedroom - Damp may arise in neighbouring house due to new upstairs kitchen / bathroom - The bedroom in the loft is a potential fire hazard - Increased demand on sewers <p>Appraisal</p> <p>With regard to the issue of precedent, each application is considered on its own merits. The main report sets out the justification for acceptance of this proposal.</p> <p>The issues of sewers, fire safety and potential damp are more appropriately dealt with under Building regulations. Furthermore, the development will need to comply with Part E of the Building Regulations with regard to noise insulation.</p>
Item 10	<p>Application No. FUL/2017/1948</p> <p>Description of Development - Change of use from Osteopath's Clinic/office into four self-contained flats and extensions.</p> <p>Site Address – 1 Broomfield Road</p> <p>No further representations have been received.</p> <p>As per the committee report plans have been amended to relocate the bin store and also to alter the boundary railings to a brick wall. A cross-sectional drawing has also been provided. Condition 2 has been updated accordingly to reflect these amended plan numbers:</p> <p><i>Condition 2: The development hereby permitted shall be carried out in accordance with the following approved documents: SH01, SH02, SH03, SH04, SH05, SH06, SH07, SH08, SH09, SH10A, SH11A, SH12A, SH13B, SH14B, SH15B, SH16B, SH17A, SH18B, SH19A, SH20A, SH21B. Reason: For the avoidance of doubt and in the interests of proper planning.</i></p> <p>Reference to the layout plan Drg No.SH20A and bin store plan Drg No.17A has been added to condition 5 (Bin and Cycle storage) and reference to the layout plan Drg</p>

	<p>No.SH20A has also been added to condition 6 (parking/access).</p>
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The County Ecologist had requested a bat survey, which has been submitted

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