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Law and Governance

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Supplementary Agenda – Meeting of the Planning Committee - Thursday, 7th November, 2024

5. Late Representations (Pages 3 - 4)

To be circulated at the meeting.



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Late Representations Planning Committee 7th November 2024

Item No. 6	<p>Planning Ref: PL/2023/0002649/RESM</p> <p>Site: 401 London Road Coventry. CV3 4DA</p> <p>Proposal: Submission of reserved matters in respect of application reference OUT/2020/2882, granted on 16/09/2021 for Outline application (with all matters reserved except access): for erection of up to 24 dwellings with car parking, served off the existing accesses.</p> <p>REPORT</p> <p>The following points are corrected within the Committee report:</p> <p>(i) Within the 'Background' section on Page 7, part (a) should read: <u>That planning permission be granted in respect of Application OUT/2020/2882 subject to conditions</u>. The outline application was not subject to the completion of a S106 agreement.</p> <p>(ii) Within the third paragraph under the 'Impact on residential amenity' section on page 15 it refers to Block 1 having been reduced to a <u>1.5-storey</u> building. This should read a <u>2-storey</u> building.</p> <p>CONDITIONS</p> <p>The applicant has advised that they would like to deal with the suggested conditions No.3 (Balcony details) and No.4 (bin store no-dig construction) upfront. Plans have therefore been updated to provide this information.</p> <p>For condition No.3 the updated plans confirm that all balcony frames, balustrades, and handrails will be stainless steel, coloured black. The balcony floor to be constructed of 100mm steel planks with 10mm gaps to allow rainwater run-off. The privacy screens will be 2.1m high treated timber boards with no gaps, finished with a steel black rim. Condition No.3 is therefore recommended to be updated to read:</p> <p><i>3. The balconies and associated privacy screens shall be installed, and colour coated only in full accordance with the balcony details approved on Drg No.1680-P-04_K prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</i></p> <p>For condition No.4 the updated plans confirm all fence posts for the bin store are to be manually hand dug only with no machinery to protect existing trees T10 and T12. Condition No.4 is therefore recommended to be updated to read:</p> <p><i>4. The bin store located between Lime trees T10 and T12 shall be installed only in full accordance with the approved no-dig construction details on approved Drg No.1680-LP-01 Q prior to the first occupation of the development</i></p>
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	<p><i>and thereafter shall be retained and shall not be removed or altered in any way.</i></p> <p>The approved drawing numbers within Condition 1 are updated to include: Drg No.1680-P-01_E1 colour layout; and update the revision numbers for: Drg No.1680-P-04_K Block 2 (with balcony information added), 1680-LP-01 Q landscaping plan (with no-dig construction details added).</p>
<p>Item No. 7</p>	<p>Planning Ref: PL/2024/0001183/FUL</p> <p>Site: 189 Cheveral Avenue Coventry. CV6 3EN</p> <p>Proposal: Application for Change of Use from retail to hot food takeaway use including external flue</p> <p>NEIGHBOUR RESPONSE(S)</p> <p>One of the previous representations of support have been removed and that neighbour now objects as they consider part of the development is to encroach on land not owned by the applicant.</p> <p>REPORT</p> <p>Land Registry confirms that both units are in one ownership.</p>