Planning Committee

Time and Date
2.00 pm on Thursday, 30th August, 2018

Place
Committee Room 3 - Council House

1. Apologies for Absence

2. Declarations of Interest

3. Members Declarations of Contact on Planning Applications
   Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Head of Planning, be declared before the application is considered.

4. Minutes of the meeting held on 2 August 2018  (Pages 3 - 8)

5. Late Representations  (Pages 9 - 12)
   To be circulated at the meeting.

6. Outstanding Issues
   There are no outstanding issues.

7. Application FUL/2017/1543 - 11-12 King William Street  (Pages 13 - 30)
   Report of the Head of Planning and Regulation.

8. Application FUL/2018/1361 - Land to the west of Cryfield Heights, Gibbet Hill Road  (Pages 31 - 48)
   Report of the Head of Planning and Regulation.

9. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

Martin Yardley, Deputy Chief Executive, Place, Council House Coventry

Wednesday, 22 August 2018

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair carolyn.sinclair@coventry.gov.uk
Membership: Councillors N Akhtar, P Akhtar, R Auluck, R Bailey, S Bains, G Crookes, L Harvard (Chair), J McNicholas, D Skinner, T Skipper and H Sweet (Deputy Chair)

By invitation: Councillors E Ruane

Please note: a hearing loop is available in the committee rooms

If you require a British Sign Language interpreter for this meeting OR if you would like this information in another format or language please contact us.

Carolyn Sinclair
carolyn.sinclair@coventry.gov.uk
Present:
Members: Councillor L Harvard (Chair)
         Councillor P Akhtar
         Councillor R Auluck
         Councillor R Bailey
         Councillor S Bains
         Councillor G Crookes
         Councillor J McNicholas
         Councillor T Skipper

Other Members: Councillors K Taylor, D Welsh

Employees (by Directorate):
Place: L Albrighton, S Evans, C Horton, A Millar, T Miller, U Patel, N Smith, G Tait, C Whitehouse

Apologies: Councillor N Akhtar, D Skinner and H Sweet

Public Business

23. Declarations of Interest

Councillor Bains declared an “Other Interest” in the matter referred to in Minute 32 below (Application OUT/2018/1861 – Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road). He withdrew from the meeting during the consideration of and voting on the application.

24. Members Declarations of Contact on Planning Applications

The Members named declared a contact on the following applications as indicated:

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Councillor</th>
<th>From</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH/2018/1427</td>
<td>Councillor Harvard</td>
<td>Residents</td>
</tr>
<tr>
<td>Heritage Court</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FUL/2018/1300</td>
<td>Councillor McNicholas</td>
<td>Residents</td>
</tr>
<tr>
<td>Elliotts Car Accessories Gulson Road</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

25. Minutes of the Meeting held on 12 July 2018

The Minutes of the meeting held on 12 July 2018 were signed as a true record subject to a clarification to Minute 20 headed “Application OUT/2017/3203 – Land to the South of Westwood Heath Road”. The resolution now to read:
“RESOLVED that planning permission be granted in respect of Application OUT/2017/3203 subject to conditions and subject to the S106 contributions being received prior to the commencement of works”.

26. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Site</th>
<th>Minute No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH/2018/1239</td>
<td>50 Armorial Road</td>
<td>28</td>
</tr>
<tr>
<td>HH/2018/1427</td>
<td>5 Heritage Court</td>
<td>29</td>
</tr>
<tr>
<td>FUL/2018/1300</td>
<td>Elliotts Car Accessories, Gilson Road</td>
<td>30</td>
</tr>
<tr>
<td>FUL/2018/1559</td>
<td>19 Forknell Avenue</td>
<td>31</td>
</tr>
<tr>
<td>OUT/2018/1861</td>
<td>Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road</td>
<td>32</td>
</tr>
<tr>
<td>FUL/2018/1788</td>
<td>Park Hill Primary School Lower Eastern Green Lane</td>
<td>34</td>
</tr>
<tr>
<td>HH/2018/1387</td>
<td>18 Crossway Road</td>
<td>33</td>
</tr>
<tr>
<td>HH/2018/1770</td>
<td>145 Earlsdon Avenue North</td>
<td>35</td>
</tr>
<tr>
<td>TP/2018/1230</td>
<td>21 Thirlmere Close</td>
<td>36</td>
</tr>
<tr>
<td>-</td>
<td>Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets</td>
<td>37</td>
</tr>
</tbody>
</table>

27. **Outstanding Issues**

There were no outstanding issues.

28. **Application HH/2018/1239 - 50 Armorial Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for loft conversion resulting in pitched roof dormer to front elevation, flat roof dormer to rear and front first floor bedroom wall brought level with rest of house. The application was recommended for refusal.

Councillor Taylor, an Earlsdon Ward Councillor attended the meeting and spoke in support of the application. The applicant also attended the meeting and spoke in support of his application.

Following consideration of the report and matters raised at the meeting, Members proposed that the consideration of this application be deferred to allow further negotiations to take place between the applicant and the Planning Department. This was seconded and adopted. Members further proposed, seconded and adopted that, if through negotiations an acceptable scheme is designed, then authority be delegated to the Head of Planning and Regulation to approve the scheme subject to conditions.

**RESOLVED:**
1. That the consideration of planning application HH/2018/1239 be deferred to allow further negotiations on design to achieve a scheme that is acceptable to all parties.

2. That if an acceptable scheme is designed, authority be delegated to the Head of Planning and Regulation to issue the decision notice to approve the scheme subject to conditions.

29. Application HH/2018/1427 - 5 Heritage Court

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of ground floor rear extension which was recommended for approval.

One registered speaker attended the meeting and spoke in respect of his objections to the application. The Applicant also attended the meeting and spoke in support of his application.

RESOLVED that planning permission be granted in respect of Application HH/2018/1427 subject to conditions.

30. Application FUL/2018/1300 - Elliotts Car Accessories Gulson Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the demolition of existing buildings and erection of two buildings up to 5 storeys and 16 storeys and plant, providing 167 dwellings including retail and/or café use at ground level with associated car parking, cycle parking, highways works, landscaping and other associated works. The application was recommended for approval subject to conditions.

Councillor Welsh, a St Michaels Ward Councillor attended the meeting and spoke in support of the application. The applicant also attended the meeting and also spoke in support of his application.

Following consideration of the report and matters raised at the meeting, Members considered that their concerns about location, design, height, target market and adequate parking had all been reasonably addressed. Members welcomed the scheme and considered it an improvement to a major junction into the City.

RESOLVED that planning permission be granted in respect of Application FUL/2018/1300 subject to conditions outlined in the report and the additional condition outlined in the late representations and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

31. Application FUL/2018/1559 - 19 Forknell Avenue

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the change of use of former shop to dwellinghouse, demolition of detached outbuilding (former bakery) and erection of two new dwellinghouses with associated parking and private gardens. The application was recommended for approval subject to conditions.
Further to the publication of the report, the recommendation was amended to the following:

“Planning Committee are recommended to delegate the grant of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed within the report and the submission of amended floor plans and elevations showing the whole of the proposed semi-detached dwellinghouse, as opposed to a handed plan showing only half of the building and the updating of drawing numbers within condition 2 accordingly”.

Two registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant/agent did not attend the meeting.

The late representation report summarised a further objection received from an adjoining neighbour on Lutterworth Road.

RESOLVED that Committee delegate the grant of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed within the report and the submission of amended floor plans and elevations showing the whole of the proposed semi-detached dwellinghouse, as opposed to a handed plan showing only half of the building and the updating of drawing numbers within condition 2 accordingly.

32. Application OUT/2018/1861 - Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application with all matters reserved for residential development of up to 8 dwellings which was recommended for approval subject to conditions.

The Committee noted the following additional Condition (16):

“The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for reptiles and nesting birds (to include timing of works, supervision of vegetation clearance and reasonable avoidance measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with policy GE3 of the Coventry local plan”.

One registered speaker attended the meeting and spoke in respect of her objections to the application. The applicant also attended the meeting and spoke in support of his application.

Following consideration of the report and matters raised at the meeting, Members raised concerns about the density of the indicative proposal and a motion was proposed, seconded and adopted to add the word “outline” to the recommendation.
RESOLVED that outline planning permission be granted in respect of application OUT/2018/1861 subject to the conditions contained in the report and the additional condition detailed above.

(Note: Councillor Bains having declared an interest, had left the meeting during the consideration of this item.)

33. Application HH/2018/1387 - 18 Crossway Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of rear extension and loft conversion with rear dormer which was recommended for approval.

RESOLVED that planning permission be granted in respect of application HH/2018/1387 subject to conditions.

34. Application FUL/2018/1788 - Park Hill Primary School Lower Eastern Green Lane

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the creation of a Mini Pitch and installation of associated perimeter ball stop barrier and fencing, floodlights, hard standing areas and prefabricated changing rooms. The application was recommended for approval.

One registered speaker attended the meeting and spoke in respect of her objections to the application. The applicant's agent attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of application FUL/2018/1788 subject to conditions.

35. Application HH/2018/1770 - 145 Earlsdon Avenue North

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of single storey rear extension, alterations and conversion of garage to create annex which was recommended for approval.

RESOLVED that planning permission be granted in respect of application HH/2018/1770 subject to conditions.

36. Application TP/2018/1230 - 21 Thirlmere Close

The Committee considered a report of the Head of Planning and Regulation detailing the above application for works to an oak tree due to excess shading – remove suckers off trunk to a height of approximately 7m from ground level, 5% crown thin and removal of deadwood. The application was recommended for approval.

RESOLVED that planning permission be granted in respect of application TP/2018/1230 subject to conditions.
37. **Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets**

The Committee considered a report of the Director of Streetscene and Regulatory Services which sought consent to add The Bell Inn public house to the City of Coventry Local List of Heritage Assets.

**RESOLVED** that Planning Committee approves the addition of The Bell Inn public house to the City of Coventry Local List of Heritage Assets.

38. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of business.

(Meeting closed at 5.20 pm)
<table>
<thead>
<tr>
<th>Item No. 7</th>
<th>Application No. - FUL/2017/1543</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Extension and change of use to Banqueting Suite and Conference Centre, erection of boundary wall and railings and change of use of amenity space to car parking</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>11-12 King William Street</td>
</tr>
<tr>
<td><strong>Application proposal</strong></td>
<td>Amended drawings have been received to provide a floor layout as viewed on site by officers and the agent on 24th August 2018.</td>
</tr>
<tr>
<td></td>
<td>Amended drawings have been received to remove the roof above the side porch and replace this with a flat glazed roof.</td>
</tr>
<tr>
<td></td>
<td>A revised site plan has been received to provide some low level shrubs to the corner of the site, within the existing boundary and parking to the rear of the building in the location of the delivery area.</td>
</tr>
<tr>
<td><strong>Appraisal</strong></td>
<td>An internal inspection of the premises was carried out by the case officer and an officer from West Midlands Fire Service on 24th August 2018. The tables were arranged to seat 75 on each floor but there was clearly space for more tables on each floor and the tables were arranged to seat six around each but could clearly seat at least 8 to each table. The Fire Officer indicated that, from a Fire Service point of view, he would be looking to restrict the numbers to 100 on each floor.</td>
</tr>
<tr>
<td></td>
<td>The revised drawings for the porch show the removal of the roof but this is not considered to overcome concerns about design. It will be less prominent with the removal of the roof but will still incorporate the bulky columns to support the flat roof. The porch is still considered to be more prominent and intrusive than the smoking shelter that was there previously. There is no record of the smoking shelter being granted planning permission before it was converted to a porch.</td>
</tr>
<tr>
<td></td>
<td>The planting in the corner of the site is not considered satisfactory compensation for the loss of the open space and planting that has been removed.</td>
</tr>
<tr>
<td></td>
<td>The revised car parking layout removes three car parking spaces from that originally shown on the submitted plans, from 20 spaces to 17. Whilst the 17 spaces complies with the Councils parking policy it is evident that the operation of the car park does raise concerns regarding its impact on the local highway network. It is apparent that the current management of the car park does result in congestion on the highway network as a result of vehicles waiting to enter and exit the car park. In addition, whilst it was not wholly evident that it was as a result of the activity at this premises it was recorded at a time when the premises was holding an event. On this basis and the failure to demonstrate that the development does not result in highway impacts an objection on highway grounds is maintained.</td>
</tr>
<tr>
<td>Item No. 8</td>
<td>Application No. - FUL/2018/1361</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td></td>
<td>Description of Development - Erection of 16 dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure and substation</td>
</tr>
<tr>
<td></td>
<td>Site Address - Land to the west of Cryfield Heights Gibbet Hill Road</td>
</tr>
<tr>
<td></td>
<td>Consultations</td>
</tr>
<tr>
<td></td>
<td>Cllr Sawdon has requested s106 monies to fund a 30mph speed limit on Gibbet Hill Road</td>
</tr>
<tr>
<td></td>
<td>Appraisal</td>
</tr>
<tr>
<td></td>
<td>The development will not result in any material impact upon traffic on Gibbet Hill Road and therefore requesting money for these works would not be justified.</td>
</tr>
<tr>
<td></td>
<td>Since the report was written, a figure of £30,000 has been agreed for the off-site pedestrian / cycle works to link the site to Gibbet Hill Road.</td>
</tr>
<tr>
<td></td>
<td>Additional condition</td>
</tr>
<tr>
<td></td>
<td>No construction shall take place until a scheme for targeting and utilising local people for construction employment has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.</td>
</tr>
</tbody>
</table>
This page is intentionally left blank
Planning Committee Report

Planning Ref: FUL/2017/1543
Site: 11-12 King William Street
Ward: St Michaels
Proposal: Extension and change of use to Banqueting Suite and Conference Centre, erection of boundary wall and railings and change of use of amenity space to car parking
Case Officer: Anne Lynch

SUMMARY
This is a retrospective application for use of the premises as a banqueting suite. Works have been carried out to include a two storey extension to the rear of the premises, the addition of a porch to the side of the building and the enclosure of open space on the corner with a boundary wall and railings to extend the car parking area to the side.

BACKGROUND
Planning permission was granted in 2014 for change of use of the premises from a casino to a conference centre with a first floor side extension. The approved planning permission contained a number of conditions to protect residential amenity, including restriction on the hours of opening (from 9.00 m until 11.00 pm on a weekday, 9.00 am until 10.00 pm on Saturday and 9.00 am and 7.00 pm on a Sunday or Bank/Public Holiday) and the number of users to a maximum of 150 at any one time.

The approved planning permission for a conference centre and extension is not considered to have been implemented as the works were not carried out in accordance with the approved permission. The application documentation indicates that works, the subject of this application were carried out in May 2015.

KEY FACTS

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>The site is owned by an Elected Member (Councillor Rois Ali)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous use of site:</td>
<td>The previous use was a casino</td>
</tr>
<tr>
<td>Number of covers:</td>
<td>150 – 75 on each of the two floors</td>
</tr>
<tr>
<td>Hours of opening:</td>
<td>Application form indicates hours as unknown but the noise assessment is based on opening from 9.00 am until 11.00 pm Monday to Wednesday and 9.00 am until 1.00 am Thursday to Sunday.</td>
</tr>
<tr>
<td>Number of parking spaces proposed:</td>
<td>20 (The site has already been extended to provide the spaces)</td>
</tr>
<tr>
<td>Number of cycle spaces proposed:</td>
<td>10</td>
</tr>
</tbody>
</table>

RECOMMENDATION
Planning committee are recommended to refuse Planning Permission.

REASON FOR DECISION
- The proposal is of a poor design which has an adverse impact upon the street scene.
- The proposal will adversely impact upon highway safety.
- The proposal does not accord with Policies: DE1 and AC3 of the Coventry Local Plan 2016, together with paragraphs 127 and 130 of the NPPF 2018.
APPLICATION PROPOSAL
This is a retrospective application for the following:-

Change of use of the premises to a banqueting suite for a maximum of 150 covers with 75 on each of the two floors.

A two storey extension to the rear of the premises to provide an additional internal floor space of approximately 213 square metres bringing the total internal floor space to approximately 994 square metres. The two storey extension has a further single storey extension beyond with flat roof and external staircase. The previously approved side extension has not been constructed.

Erection of an entrance porch to the side elevation of the building. This is indicated as 3.4 metres wide and 1.9 metres deep with a height of 2.8 metres to eaves and 4.2 metres to ridge.

Enclosure of the area of open space to the corner of the street with a 1.5 metre high boundary wall and railings to allow an extension of the car parking area to the side.

SITE DESCRIPTION
The application property is located within the Hillfields Local Centre. The building is prominent in the streetscene and is believed to have once been a cinema before its use as a casino. To the northern and eastern side of the building is an area of hardstanding for car parking that has been extended up to the back of the pedestrian footpath where it is enclosed by a boundary wall and railings.

The property is situated on the northern side of King William Street and is the eastern-most property within the centre. The site is bounded to the north, east and south by roads (Albert Street, Clifton Street and King William Street respectively). The property is adjoined to the west by another property which has a ground floor retail unit and residential accommodation above.

A range of uses exist in the immediate area, including retail uses, a place of worship, a primary school and residential accommodation.

PLANNING HISTORY
There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FUL/2013/1076</td>
<td>First floor side extension and change of use of premises to a conference centre</td>
<td>Approved 21st January 2014.</td>
</tr>
<tr>
<td>S/1984/1396</td>
<td>Change of use to casino</td>
<td>Approved 26th July 1984</td>
</tr>
</tbody>
</table>
POLICY

National Policy Guidance
National Planning Policy Framework (NPPF). The NPPF was first published in March 2012 and updated in 2018 and sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF promotes sustainable development and good design is recognised as a key aspect of this. Of particular relevance to this application are paragraphs 127 and 130 of the NPPF 2018.

Local Policy Guidance
The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
- Policy DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy DE1 Ensuring High Quality Design
- Policy AC1: Accessible Transport Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM7 Air Quality

Supplementary Planning Guidance/Documents (SPG/ SPD):
SPD Delivering a More Sustainable City

CONSULTATION
No Objections received from:
- Highways (CCC)

No objections subject to further information and conditions have been received from:
- Environmental Protection (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 6th July 2018.

Two letters of objection have been received, raising the following material planning considerations:
- a) The banqueting suite has been open for a few months now and is already causing problems with noise and parking.
- b) There is not enough parking for the banqueting suite and cars are now parking on double yellow lines on Clifton Street and additional cars are parking in side streets.
- c) The amount of noise has increased in the area with loud music, especially at night time and with people coming and going to the suite.

APPRAISAL
The main issues in determining this application are the principle of development, impact on visual amenity, impact on residential amenity, and highway considerations.
Principle of development
Policy R3 identifies Hillfields as a Defined Local Centre. Policy R3 states that Local Centres contain an appropriate scale of development which is demonstrated to not impact negatively on higher order centres and supports their immediate locality for day-to-day convenience shopping and also some service and restaurant uses; and social, community and leisure uses. Whilst the use could be considered as a main town centre use with a wider catchment area, this is a long-standing leisure use where a planning permission in 2014 has already considered the use as a conference centre to be acceptable. The conference centre was considered to be a D1 use whereas the current proposal is D2 and the previous permission conditioned the use to a conference centre only. The principle of use as a banqueting suite is therefore also considered acceptable as it is a similar type of use to the previous permission and although it falls within the D2 category of the Town and Country Planning Use Classes Order it is a community/leisure facility.

Whilst the principle of use is considered acceptable, the previous permission contained a number of planning conditions to protect the amenity of nearby residents, including restrictions on opening hours and number of users and conditions relating to noise. The 2014 planning permission was considered against the Coventry Development Plan 2001 which is now superseded by the Coventry Local Plan 2016. The previous planning permission is not considered to have been implemented and the current application now needs to be assessed against the relevant policies of the Coventry Local Plan 2016.

Impact on visual amenity
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The original site was “b” shaped with areas around the corner providing open space with tree planting and grassed areas. This open space made an important contribution to the visual amenities in this built-up area. The area that has been enclosed comprises two sections; a triangular plot to the south-east corner which was approximately 35 metres long and approximately 8 metres wide at the widest point and an area to the north approximately 20 metres by 6.5 metres. The open space has been enclosed by a boundary wall and railings that is alongside the back of the footpath. Not only is the wall and railings of poor design but the loss of the amenity space has resulted in a detrimental impact on the visual amenities of the area.

A front porch has been added to the side, eastern entrance to the building. This projects outwards to the surfaced car park area to the side of the building by just under two metres with an access ramp beyond. The porch is of a particularly poor design with a red pitched roof that does not match the main roof of the building and is sited above white columns which themselves appear as incongruous features in this prominent corner plot. With an overall height of 4.2 metres and the poor design, it appears intrusive at the side of this building.

The boundary wall, railings and the side porch are therefore considered to be of poor design and harmful to the visual amenities of the locality. Requests for amendments to the scheme have been made these include the removal of the porch and replacement boundary treatment, inset within the site to allow a substantial planting strip to make the scheme acceptable in terms of visual amenities. No revisions have been received.

The two storey rear extension is considered acceptable in design terms. The single storey projection beyond has a flat roof over and an external staircase. This type of extension with a flat roof and external staircase is not generally considered acceptable in design terms. However, it is at the rear of the building and alongside the area of servicing for the adjacent units and on that basis is not considered to warrant refusal.

Air conditioning units have been added to the side elevation facing the car park. These require planning permission but do not form part of this application.

The proposals are therefore considered to be of poor design, contrary to Policy DE1 of the Coventry Local Plan 2016 and paragraphs 127 and 130 of the National Planning Policy Framework 2018.
Impact on residential amenity
Residents have raised concerns about the impact from noise and general disturbance and Environmental Protection have received noise complaints in respect of loud music from these premises and other nearby premises. Environmental Protection have not objected to the proposed use of the premises but require further information to clarify the hours of operation as set out in the noise report. If the hours of operation are different to those considered within the report then this would require further assessment. Environmental Protection have also indicated that conditions would be required in-line with the previous permission for a conference centre. These would require conditions for no amplified music and insulation to the adjacent party wall. They would also require a condition to prevent any cooking in the premises as there understanding is that food was to be cooked/prepared off-site and brought onto the premises. They also consider that the nature of use could cause disturbance to nearby residents from general comings and goings but the site is within a defined centre where this type of use is considered acceptable. In terms of noise from people parking around the side streets, this could be addressed by conditions on the hours of use in line with the recommendations of the noise report and with sufficient on-site parking provision.

Environmental Protection have indicated that, if the hours of operation are outside of those considered by the noise report then they would require further assessment. The application documentation indicates that the hours of operation are unknown. As the premises are already operating then this information should have been available in support of the application. It should also be noted that the website for the banqueting suite indicates hours of opening as 10.00 am until midnight seven days a week but again, this could be dealt with by planning condition in line with the noise report.

The two storey rear extension is set adjacent to the side wall of 7-8 King William Street. These premises extend beyond the rear elevation of the application site. The adjacent premises contain bedrooms in the upper two storeys and retail at ground floor. There were windows in the side elevation of the building which faced the application site but these were to corridors and not habitable rooms and have since been removed. Therefore the two storey extension has no impact on any habitable room windows.

Highway considerations
Policy AC1 ‘Accessible Transport Network’ states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking
standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The site layout shows provision of 20 car parking spaces in the area to the side of the site. This has been facilitated with the unauthorised extension of the car park area into the amenity space to the side. Whilst the previous planning permission had fewer parking spaces for 150 users the application was assessed against the Policies of the 2001 Coventry Development Plan at a time when there were no adopted parking standards in place. This permission has not been implemented and the application now needs to be considered in line with the relevant policies of the Coventry Local Plan 2016. D2 uses can be wide ranging with uses such as cinemas providing leisure facilities for the local community whereas a banqueting suite acting as a wedding venue is likely to attract visitors from a wider area. The adopted plan sets out parking standards on the basis of 1 space per 8 seats for a D2 use of this type. Therefore, in line with the adopted parking standards a D2 use would require 19 on-site parking spaces. The current provision of 20 on-site parking spaces is therefore in accordance with Policy AC3. Some of the spaces are not easily accessible and will require some care in manoeuvring and although this is not ideal Highways have no objection to the current proposals. However, having regard to the issue with the poor design of the boundary wall and the loss of the important green amenity space in this location, amendments would be required to set the boundary in substantially to the corner to enable sufficient space for a planting scheme. This would result in the loss of at least 4 on-site parking spaces which would mean that the provision would fail to meet the required parking standards. Whilst these are maximum standards, any under-provision would need to demonstrate that there is sufficient on-street parking available in the vicinity to address the short-fall. Having regard to the need for alterations to the site layout and design, the proposals would be contrary to Policy AC3 of the Coventry Local Plan 2016. Highways would object to any lower level of parking provision that does not accord with parking standards that would require 19 spaces for 150 covers, unless it is demonstrated that there are sufficient off-site parking spaces available to accommodate the development.

**Conclusion**

The proposals are considered to have a detrimental impact on the visual amenities of the locality contrary to Policy DE1 of the Coventry Local Plan 2016 and the NPPF 2018 and any amendments to the scheme would fail to provide sufficient on-site parking provision and would therefore be contrary to Policy AC3 of the Coventry Local Plan 2016.

**REASONS FOR REFUSAL**

The porch extension, by reason of siting and design, introduces an incongruous and intrusive feature in the street scene in this prominent corner location to the detriment of the visual amenities of the locality contrary to Policy DE1 of the Coventry Local Plan 2016 and paragraphs 127 and 130 of the National Planning Policy Framework.

The boundary wall and railings, by reason of siting and design, introduces an incongruous and intrusive feature in the street scene that has resulted in the loss of valuable green amenity space in this prominent corner location to the detriment of the
visual amenities of the locality contrary to Policy DE1 of the Coventry Local Plan 2016 and paragraphs 127 and 130 of the National Planning Policy Framework.

Having regard to the siting of the boundary wall and railings and the need to set this back substantially within the site to accommodate a landscaping scheme, insufficient parking provision would be available within the site to meet the needs of the development and would therefore be contrary to Policy AC3 of the Coventry Local Plan 2016.
This page is intentionally left blank
**11 to 12 KING WILLIAM STREET, COVENTRY**

**Proposed Rear Elevation Facing Carpark**  
Scale: 1:100 @ A1

**Existing Rear Elevation Facing Carpark**  
Scale: 1:100 @ A1

**AS BUILT RETROSPECTIVE PLANNING SUBMISSION**
11 to 12 KING WILLIAM STREET, COVENTRY

As Built Ground Floor Plan
Scale 1:50 @ A1

Occupancy 150 People

AS BUILT RETROSPECTIVE PLANNING SUBMISSION

Proposed Ground Floor Plan
Scale 1:100 @ A1

GENERAL NOTES
DRAWINGS CAN BE SCALLED FOR PLANNING PURPOSES ONLY BUT IF IN ANY DOUBT ABOUT A DIMENSION OR ANY OF THE ORIGIN INFORMATION PLEASE ASK CORPA ARCHITECTS.
Existing Roof Plan,
Scale 1:100 @ A1

Proposed Roof Plan,
Scale 1:100 @ A1

GENERAL NOTES
DRAWING CAN BE USED FOR PLANNING PURPOSES ONLY IF WE ARE DOUBT ABOUT A PARTICULAR INFORMATION, PLEASE ASK CDRB ARCHITECTS.
Planning Committee Report

Planning Ref: FUL/2018/1361
Site: Land to the west of Cryfield Heights, Gibbet Hill Road
Ward: Wainbody
Proposal: Erection of 16 dwellings and associated access, landscaping, drainage and substation
Case Officer: Nigel Smith

SUMMARY
The principle of development is acceptable as this is an allocated housing site in the Local Plan. The proposed design and layout is considered to be high quality and the proposal would widen the housing mix in the City by increasing the availability of larger dwellings. The proposal would not result in harm to highway safety or residential amenity and unavoidable loss of wildlife habitat would be offset.

BACKGROUND
The site comprises a single field of semi-improved grassland to the south of properties fronting onto Gibbet Hill Road, to the north of Little Cryfield and to the west of Cryfield Heights. The proposal is for the erection of 16 large detached properties with double garages.

KEY FACTS
- Reason for report to committee: Objections from 5 or more members of the public
- Current use of site: Field
- Proposed use of site: Residential
- No. dwellings: 16
- Policy designation: Allocated housing site

RECOMMENDATION
Planning committee are recommended to grant planning permission subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

REASON FOR DECISION
- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H2, H3, H4, H6, DE1, GE3, AC2, AC3, AC4, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
APPLICATION PROPOSAL
The proposal is for the erection of 16 large detached properties with double garages. They have generally been arranged to back onto existing houses and face out towards roads and the field to the west. Vehicular access would be taken from Little Cryfield to the south with a gated pedestrian / cycle access to the north onto Gibbet Hill Road. The existing on site pond would be filled in and an attenuation pond created to the north of the site as part of a sustainable drainage solution. Existing trees and vegetation would be retained to the northern and western boundaries of the site.

SITE DESCRIPTION
The site comprises a single field of semi-improved grassland to the south of properties fronting onto Gibbet Hill Road, to the north of Little Cryfield and to the west of Cryfield Heights. The site includes a gated access track to Gibbet Hill Road. Surrounding properties are large detached dwellings. To the west is a field and there is a pond in the south western part of the site which straddles the field boundary and is surrounded by dense vegetation. There is a mature Ash tree close to Little Cryfield as well as mature hedgerows and trees to the site boundaries. The site levels fall by circa 4m from south east to north west.

PLANNING HISTORY
There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FUL/2018/1360</td>
<td>Engineering works associated with infilling of pond</td>
<td>Pending</td>
</tr>
</tbody>
</table>

POLICY
National Policy Guidance
National Planning Policy Framework (NPPF). The new NPPF published on 24 July 2018 sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is “fundamental to what the planning and development process should achieve”.

Local Policy Guidance
The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City

CONSULTATION
No objections subject to conditions/contributions have been received from:

- Environmental Protection (CCC) subject to conditions relating to land contamination and air quality mitigation
- Drainage (CCC)
- Education – request £101645 towards secondary and post 16 education
- Highways – request circa £30k contribution towards offsite pedestrian / cycle infrastructure and conditions regarding access and parking and construction method statement
- Ecology – recommend biodiversity offsetting of 5.75 units and conditions including retention of boundary and hedgerow habitat
- NHS – request £8272 towards acute and emergency care

Immediate neighbours and local councillors have been notified; a site notice was posted on 7th June 2018. A press notice was displayed in the Coventry Telegraph on 7th June 2018.

6 letters of objection have been received, raising the following material planning considerations:

a) There is Japanese knotweed on the site
b) Increase in traffic at junction with Gibbet Hill Road
c) The substation could be located in a less prominent location
d) Landscaping should be used to prevent overlooking of neighbouring houses
e) The proposed access will remove on street parking for visitors to existing houses
f) Disruption during construction
g) The houses should not be let to students
h) Hedge to rear of 12 Cryfield Heights should remain
i) Danger on Little Cryfield from more cars on shared surface street
j) Increased noise pollution
k) Loss of wildlife / habitat
l) Headlights shining into neighbouring houses
Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:
m) The boundary of the site is not clear and needs to be clarified

Any further comments received will be reported within late representations.

**APPRAISAL**
The main issues in determining this application are: principle of development; the impact upon the character of the area; the impact upon neighbouring amenity, highway considerations; ecology; and contributions.

**Principle of development**
The site is allocated for housing in Policy H2 of the Local Plan. Therefore the principle of development is acceptable. Whilst the proposed density of development is low (around 10 dwellings per hectare) this site is seen as one where it is suitable for large detached properties which will help to diversify the City's housing stock by increasing the availability of larger aspirational properties.

It is considered that the proposal meets the requirements of Policy H3 as a high standard of living accommodation would be provided for future occupiers with safe access and suitable amenity space and a high quality of design.

**Impact on visual amenity**
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. The new NPPF increases the focus on achieving high quality design and states that it is “fundamental to what the planning and development process should achieve”. The new NPPF expects Local Plans to set out clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.

It is considered that the layout and design of the scheme is excellent, with bespoke traditional style houses including features such as chimneys, steeply pitched front gables, bay windows, some lower eaves sections with small pitched dormers, and porch canopies. All properties would be two storey with pitched tiled roofs. An objection has been received in respect of the location of the substation. The substation, located on the vehicular entrance to the site is considered appropriate, the design and materials have been carefully considered and it appears similar in scale to the detached garages proposed on the site.

The layout provides good surveillance over public space, including the accesses to the site and the agricultural field to the west. All properties are set back from the road and sit comfortably within their plots.

Overall the proposal provides a high standard of design and complies with Policies DE1 and H3 of the local plan.

**Impact on residential amenity**
The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. The adopted SPG also includes minimum separation distances including 20m between facing habitable room windows and 12m between side gables and rear elevations.
The proposal complies with these distances, with over 20m between new houses and those on Cryfield Heights to the east, and also 12m between the side of 2 Little Cryfield and the rear of proposed houses.

Whilst there would inevitably be some disruption during construction, this is short lived and is not a reason to withhold planning permission.

**Highway considerations**
Policy AC1 ‘Accessible Transport Network’ states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

Subsequent to the planning application being submitted and after initial Highway Authority advice on the proposed highway layout, the Department for Transport (DfT) has made a statement which stated;

“We will recommend that the local authorities pause the development of shared space schemes while we review and update the Departments guidance.”

Following this statement the Highway Authority has reviewed this application and its promotion of a shared space highway design to be acceptable. On the basis that it is understood that the development, and in particular its highway, would remain private and not be offered for adoption as public highway; the development is not deemed to be a public place and therefore the DfT recommendation would not apply in this particular case.

Vehicular access to the site is taken from Little Cryfield. This is a shared space highway measuring approximately 5m wide. Therefore the proposed road layout also consists of a shared space as to change from shared space to a conventional carriageway and pavement arrangement would be confusing for users. Also the shared space approach is especially appropriate in small cul-de-sac environments such as this where there is no need for the car to dominate.

The access has sufficient visibility in both directions and there is generous parking for the large houses with each having double garages and driveways. It is also accepted that the proposal would not result in highway safety problems by adding to traffic at the junction of Gibbet Hill Road and Cryfield Heights.

A 3m wide pedestrian / cycle link is proposed to Gibbet Hill Road. This is to be gated so as to prevent access by general public alongside the rear gardens of houses on Gibbet Hill Road. As there is no pavement on the southern side of Gibbet Hill Road, a contribution of
£30k towards highway works is required to provide crossing facilities for pedestrians as well as a facility to aid cyclists turning right into the development.

**Ecology**

Policy GE3 of the Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. It goes on to state that development on other sites will be permitted where they protect / enhance or restore biodiversity. If mitigation measures are not possible on site then off site mitigation will be considered in exceptional circumstances.

A suite of ecological survey reports accompany the application, including an ecological appraisal and reptile and great crested newt survey reports. In addition an Ecological Mitigation Strategy and Biodiversity Management Plan have been submitted.

The documents acknowledge that there will be a loss of 5.75 biodiversity units as a result in development of the site, despite efforts to retain important wildlife features such as boundary hedgerows and trees and the creation of a replacement pond for Great Crested Newts (GCN). The proposals also include an ecological landscaping scheme. This loss will need to be offset off site and negotiations are ongoing as to where any offset may occur and what the monetary cost of that may be. Further information will be provided in the late representation report.

The GCN survey did not identify any newts in the on-site pond but some were found to the north of the site and it is likely that GCN’s use the pond to forage. Three grass snakes were also recorded on site. It is recommended that the measures contained in the Ecological Mitigation Strategy are conditioned to be implemented as they are designed to prevent harm to wildlife prior to and during construction. It is also recommended that the Biodiversity Management Plan is conditioned so as to ensure that the habitat to be retained and also the proposed landscaping in public areas is managed in a suitable manner.

A separate application has also been submitted purely dealing with the infilling of the existing pond. This is because part of the pond lies on neighbouring land outside this application site.

A mature Ash tree would be removed to make way for the access to the site. Officers have requested the retention of the tree. However the developer has opted to retain the access in the proposed location and to remove the tree. Whilst regrettable it is not considered that this loss will outweigh the benefits of this proposal.

**Developer Contributions**

Policy IM1 ‘Developer Contributions for Infrastructure’ states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:
- Affordable housing contribution – £480,000 (equivalent to cost of 4 discount market sale houses on site)
- NHS - £8272 towards acute and emergency care
- Education - £101,645 towards secondary and post 16 education
- Highways – circa £30k towards off site pedestrian / cycle infrastructure works
Biodiversity Offsetting –to include requirement for offsetting of 5.75 units (circa £193703)

The developer has agreed to the requested contributions albeit exact figures are being worked out in relation to biodiversity offsetting and the pedestrian / cycle infrastructure works.

Other

The proposed sustainable drainage strategy for the site involves an attenuation pond to the north of the site and a hydrobrake providing a Greenfield run off rate to sewers.

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. A condition is proposed with respect to ground contamination as the submitted site investigation recommend further investigation in the vicinity of the pond and to deal with elevated levels of lead in the south eastern part of the site.

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Conditions are proposed to require electric vehicle charging points on site and also low emission boilers and a construction method statement.

With regard to the comments relating to Japanese knotweed on the site, a condition is recommended to secure a survey and treatment if survey identifies a requirement.

In respect of the comments made in respect of letting the houses to students. The application is for the erection of 16 dwellings (Use Class C3). It should be noted under the Use Classes Order, dwelling houses can change to smaller Houses in Multiple Occupation (Use Class C4), without the need for planning permission. The two uses are interchangeable. A smaller house in multiple occupation is defined as, ‘a small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Any increase in 6 occupants would require planning permission.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H2, H3, H4, H6, DE1, GE3, AC2, AC3, AC4, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved documents: 003A; 004C; 010; P17-1436rev B; 1436_300B; 1436_301B
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development, details of the external facing and roofing materials shall be submitted to and approved in writing by the local planning authority thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.

4. Prior to occupation of the proposed dwellings hereby approved the car parking areas shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the car parking areas shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of both highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.

5. Prior to occupation of the proposed dwellings hereby approved the approved access shall be provided in accordance with the approved plan.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

   i) the parking of vehicles of site operatives and visitors;
   ii) loading and unloading of plant and materials;
   iii) storage of plant and materials used in constructing the development;
   iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
   v) wheel washing facilities;
   vi) measures to control the emission of dust and dirt during construction;
   vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of highway safety and to ensure the free flow of traffic in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.

7. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons. The report of the findings must include:

   (i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwater and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’. The report and its findings must be submitted to and be approved in writing by the local planning authority.


8. The development shall be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The remediation scheme must be prepared, submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.


9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced shall be submitted to and approved in writing by the local planning authority.


10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.8. The remediation scheme shall be submitted to and
approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition No.9.

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.

11. Any gas boilers installed on site shall have a dry NOx emission rate of <40mg/kWh

**Reason:** To mitigate the impact upon air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.

12. Prior to the occupation of any dwelling, an electric vehicle charging point shall be installed at that dwelling.

**Reason:** To mitigate the impact upon air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.

13. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works and construction hours.

**Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.

14. Notwithstanding the submitted Flood risk assessment and indicative drainage strategy, the development hereby permitted shall only be undertaken in strict accordance with drainage details, incorporating a Sustainable Drainage System (SUDS) and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan, which shall be submitted to and approved in writing by the local planning authority. The details shall include:
   (i) A maximum development discharge rate of 5.6l/s
   (ii) No temporary increases to flood risk during construction
   (iii) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority
   (iv) The management of overland flow routes in the event of exceedance or blockage of the drainage system
   (v) No discharge of surface water to the public highway
   (vi) where levels result in the severance, diversion or reception of natural land drainage
flow the developer shall maintain flow routes or intercept them and discharge by a
method approved by the local lead Flood Authority.
(vii) the attenuation structure should not result in top water levels of attenuation
structures being above natural ground level and must achieve 300mm freeboard in
relation to this ground level, at the 1 in 100 plus climate change event
(viii) foul drainage plans
The approved systems shall thereafter be retained and shall be managed and
maintained in strict accordance with the approved details unless alternative drainage
methods have been approved in writing by the local planning authority.

**Reason:** To ensure that a satisfactory means of drainage is provided such as to minimise
flooding and which promotes and maintains the good stewardship of the natural and built
environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local
Plan 2016.

15. No development or other operations (including demolition, site clearance or other
preparatory works) shall commence unless the tree protection measures identified in
the approved application documentation have been put into place in full accordance
with the approved details and thereafter shall remain in place during any such
construction work. In addition no excavations, site works, trenches or channels shall
be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point
of the canopy of any protected tree(s); no equipment, machinery or structure shall be
attached to or supported by a protected tree(s); no mixing of cement or use of other
contaminating materials or substances shall take place within, or close enough to, a
root protection area that seepage or displacement could cause them to enter a root
protection area or any other works carried out in such a way as to cause damage or
injury to the tree(s) by interference with their root structure and that no soil or waste
shall be deposited on the land in such a position as to be likely to cause damage or
injury to the tree(s).

**Reason:** In order to protect and preserve existing trees within the site which are of
amenity value in accordance with Policy GE3 of the Coventry Local Plan 2016.

16. The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall
not be cut down, grubbed out, topped, lopped or uprooted without the written consent
of the local planning authority. Any tree(s) or shrub(s) removed without such consent
or dying, or being severely damaged or diseased or becomes, in the opinion of the
local planning authority, seriously damaged or defective, within five years from the
substantial completion of development shall be replaced, as soon as practicable with
tree(s) and shrub(s) of such size and species details of which must be submitted to
and approved by the local planning authority. All tree(s) and shrub(s) shall be planted
in accordance with British Standard BS4043 - Transplanting Root-balled Trees and
BS4428 - Code of Practice for General Landscape Operations (excluding hard
surfaces).

**Reason:** To protect those landscape features which are of significant amenity value and
which ensure a satisfactory standard of appearance of the development in the interests of the
visual amenities of the area in accordance with Policies DE1, HE2, HW1, DS3 and GE3 of
the Coventry Local Plan 2016.

17. The development hereby permitted shall only be undertaken in strict accordance with
the approved soft landscaping works. All planting shall be carried out in accordance
with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 Code of Practice for General Landscape Operations.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GB1, GE1, DE1 and HE2 of the Coventry Local Plan 2016.

18. The development shall proceed in accordance with the measures contained within the submitted Ecological Mitigation Strategy revision A dated July 2018.


19. The development shall proceed in accordance with the measures contained within the submitted Biodiversity Management Plan revision A dated July 2018.


20. Prior to occupation of any dwellings on site, boundary treatments shall be implemented in accordance with details which shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.
This page is intentionally left blank
REFERENCE NUMBER:
FUL/2018/1361

SITE:
LAND TO THE WEST OF CRYFIELD HEIGHTS,
GIBBET HILL ROAD