

**Time and Date**

2.00 pm on Thursday, 25th June, 2026

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 Strategic Lead for Planning, be declared before the application is considered.

4. **Minutes of the Meeting held on 2 April 2026** (Pages 3 - 6)

5. **Late Representations**

To be circulated at the meeting.

6. **Application PL/2026/0000082/FUL - Hogs End Farmhouse, Hogs End Farm, 260A Hawkes Mill Lane** (Pages 7 - 28)

Report of the Strategic Lead for Planning

7. **Application PL/2025/0002213/FUL - Cardinal Wiseman Catholic School Potters Green Road** (Pages 29 - 52)

Report of the Strategic Lead for Planning

8. **Application PL/2026/0000646/PAEC - Sports Ground, Holbrook Lane** (Pages 53 - 66)

Report of the Strategic Lead for Planning

9. **Application PL/2026/0000448/TPA - 74 Howes Lane** (Pages 67 - 78)

Report of the Strategic Lead for Planning

10. **Outstanding Issues**

There are no outstanding issues.

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

Julie Newman, Director of Law, Governance and Safer Communities, Council House, Coventry

Wednesday, 17 June 2026

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair / Tom Robinson carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Membership: Councillors N Akhtar (By Invitation), S Akhter, J Blundell, M Fogden, S Gray, A Hopkins (Chair), J Jones, D Stainton, A Tucker (Deputy Chair) and J Wells

Carolyn Sinclair / Tom Robinson
carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 2
April 2026

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor R Bailey
Councillor T Jandu
Councillor R Lakha
Councillor K Maton
Councillor J McNicholas
Councillor M Mutton

Employees (by Service Area):

Highways and Transport L Forward, B Malin, A Sutherland

Law and Governance O Aremu, T Robinson

Planning and Regulation L D’Onofrio, R Edgington, G Goodman, A Lynch

Apologies: Councillor G Lloyd

Public Business

63. Declarations of Interest

There were no declarations of interest.

64. Members Declarations of Contact on Planning Applications

There were no declarations of contact.

65. Minutes of Previous Meeting on 5 March 2026

The Minutes of the meeting held on 5 March 2026 were agreed and signed as a true record.

66. Late Representations

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

Application	Site	Minute
PL/2025/0001730/OUTM	FH Roofing, South of Westwood Heath Road	67
PL/2025/0001475/FUL	1a The Riddings	68
PL/2025/0002350/FUL	11 Riverside Close	69

67. Application PL/2025/0001730/OUTM - County Scaffolding, 27a Westwood Heath Road

The Committee considered a report of the Strategic Lead for Planning for outline planning permission with all matters reserved for future determination, save for the means of access via Westwood Heath Road, for: the demolition of existing buildings and the erection of Purpose-Built Student Accommodation (PBSA) of up to 400 bedspaces, site access and highway works, car and cycle parking, green infrastructure and public realm, site drainage and ancillary works. The application was recommended for approval.

The Late Representation Report included updates to consultee and neighbour responses, and clarifications to highway matters including traffic calming measures and footway / cycleway facilities. Furthermore, following the removal of the objection from the Local Highway Authority, 6 additional conditions were outlined, and an updated list of contributions were provided.

One registered speaker spoke in respect of their objections. The agent attended the meeting and spoke in support of the application.

Following discussion, Members agreed that, in light of a Member's question about the future development of the site, the application should return to the Committee at the reserved matters stage.

RESOLVED:

- 1) That the grant of planning permission in respect of Application PL/2025/0001730/OUTM be delegated to the Strategic Lead for Planning subject to conditions; including the additional conditions as set out in the Late Representations report; and the completion of a S106 Legal Agreement to secure the contributions summarised in the report and for the Strategic Lead for Planning to agree any necessary amendments to the S106 Legal Agreement and Planning Conditions in consultation with the Chair.**
- 2) That the application returns to the Planning Committee for consideration at the reserved matters stage.**

68. Application PL/2025/0001475/FUL - 1a The Riddings

The Committee considered a report of the Strategic Lead for Planning for the erection of a replacement dwelling (self-build) and outbuilding. The application was recommended for approval.

The Late Representation report referred to an additional neighbour response, updates to design elements, and sustainable drainage and flood risk features such as the Sustainable urban Drainage System (SuDS) which was protected by a condition.

Three registered speakers, including Councillor K Sandhu, a Earlsdon Ward Councillor, spoke in respect of their objections. The applicant attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of PL/2025/0001475/FUL subject to conditions; including the additional condition as set out in the Late Representations report.

69. **Application PL/2025/0002350/FUL - 11 Riverside Close**

The Committee considered a report of the Strategic Lead for Planning for alteration and conversion (change of use) of existing garage to create extra beauty rooms as part of the main salon services within the main building. The application was recommended for approval.

The Late Representation report included an update to Highway's consultee response where they presented no objection to the proposal and a proposed cycle storage scheme supported by an additional condition.

RESOLVED that planning permission be granted in respect of Application PL/2025/0002350/FUL subject to conditions; including the additional condition as set out in the Late Representations report.

70. **Outstanding Issues**

There were no outstanding issues.

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

(Meeting closed at 3.35 pm)

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Planning Committee Report	
Planning Ref:	PL/2026/0000082/FUL
Site:	260a Hawkes Mill Lane, Coventry, CV5 9FJ
Ward:	Bablake
Proposal:	Erection of detached dwelling with associated development (Plot 2 previously approved under reference OUT/2020/2762)
Case Officer:	Ayesha Saleem

INTRODUCTION

This application is for the erection of a new dwelling located on Plot 2. Plot 2 was approved in outline referenced OUT/2020/2762 on appeal, and the subsequent reserved matters were approved under RM/2021/3791.

Plot 2 was originally approved with a depth of 7.8m, width of 9.7m, ridge height of 8.9m and eaves height of 6.0m.

This application seeks to amendments to the scale and design of this plot only.

The new dimensions for the proposed dwelling are as follows; depth of 7.9m, width of 10.4m, ridge height of 8.9m and eaves height of 5.5m.

Brief history of the site is set out below:

The original application sought permission to redevelop a former piggery site, and this was granted under reference OUT/2018/2653.

The most recent outline approval OUT/2020/2762, was initially recommended for refusal and was refused by Planning Committee 11/02/2021 and was granted on appeal 31-07-2021 (Appeal reference number APP/U4610/W/21/3269710). The proposal was to erect four dwellings and access; scale and layout was granted. Two of the houses would be located to the east of the access road and two to the west. The two pairs of dwellings would be separated by around a 2m gap.

RM/2021/3791 was submitted for appearance and landscaping which was granted on 04-04-2022.

Therefore, the principle of development has already been established.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon design, heritage assets, neighbour amenity and highway

safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H3, GB1, GE1, GE3, GE4, DE1, DE2, AC2, AC3, AC4, EM6, EM7 and EM11 of the emerging Coventry Local Plan, together with the aims of the NPPF. It is therefore recommended that planning permission is granted, subject to conditions.

SITE DESCRIPTION

The application site is located within the Green Belt, accessed via a private farm track which is located between 260 and 262 Hawkes Mill Lane. 260 and 262 Hawkes Mill Lane are single storey dwellings. The site once used to accommodate a range of agricultural buildings which were screened from the wider public area by dense tree and shrub planting, to the point that one is not aware of the site when traversing Hawkes Mill Lane.

APPLICATION PROPOSAL

This application is for the erection of a dwelling. The proposed dwelling will have a depth of 7.9m, width of 10.4m, ridge height of 8.9m and eaves height of 5.5m. The dwelling is designed with a gable roof with an open sided gable porch. The ground floor is to accommodate a kitchen/ dining room, w/c, utility, living room and hallway. The first floor is to accommodate 3 bedrooms, a bathroom, en suite and dressing room. The second floor is to accommodate a bedroom and a study.

The property will include amenity space, two parking spaces and bin storage.

PLANNING HISTORY

The historic planning applications on this site are as follows:

Application Number	Description of Development	Decision and Date
OUT/2018/2653	Outline application for demolition of existing agricultural buildings and erection of two dwellings (Use Class C3) (all matters except access, scale and layout reserved)	Approved 27 th February 2019.
OUT/2019/1375	Demolition of existing buildings and erection of four dwellings (Outline application with access, scale, layout and appearance to be considered) <i>This Appeal was dismissed as the proposal would harm the character and appearance of the area in conflict with Local Plan policy.</i>	Refused 7th August 2019 Appeal Dismissed 28 th September 2020
OUT/2020/0577	Demolition of existing buildings and erection of three dwellings (Outline application with access, scale and layout to be considered)	Approved 15th July 2020
OUT/2020/2762	Demolition of existing buildings and erection of four dwellings (Outline	Refused 11 th February 2021 and

	<p>application with access, scale and layout to be considered)</p> <p><i>This Appeal was allowed - the Inspector confirmed that the cumulative floor area and height of buildings would be less than those previously approved. The proposal would have very limited impact in terms of their size compared to the existing buildings and there would be no impact upon openness of the Green Belt.</i></p>	<p>allowed at appeal 31st July 2021</p>
RM/2021/3791	<p>Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762 (APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)'</p>	<p>Approved 4th April 2022</p>
PL/2024/0000100/FUL	<p>Erection of a dwelling (Amendments to Plot 1, approved under OUT/2020/2762 and RM/2021/3791 - Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762 (APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)'</p>	<p>Approved 10th April 2024</p>
PL/2024/0001687/RVC	<p>Variation of condition No. 2 (Increase footprint of Plot 1 and alterations to fenestration details); imposed on planning permission reference PL/2024/0000100/FUL granted on 10/04/2024 for erection of a dwelling (Amendments to Plot 1, approved under OUT/2020/2762 and RM/2021/3791 - Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762</p>	<p>Refused 3rd January 2025</p>

	(APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)'	
PL/2025/0000027/RVC	Variation of condition No. 2 (Increase footprint of Plot 1 and alterations to fenestration details); imposed on planning permission reference PL/2024/0000100/FUL granted on 10/04/2024 for erection of a dwelling (Amendments to Plot 1, approved under OUT/2020/2762 and RM/2021/3791 - Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762 (APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)') (Resubmission of PL/2024/0001687/RVC)	Approved 26 th February 2025
PL/2025/0000555/FUL	Erection of two dwellings with associated development	Approved 26 th June 2025
PL/2025/0001175/FUL	Erection of double garage to existing approved house site <i>This Appeal was dismissed as the proposal would constitute inappropriate development in the Green Belt, and it would harm openness.</i>	Refused 4 th August 2025 and Dismissed at appeal on 2 nd June 2026.
PL/2025/0001388/RVC	Variation of condition No. 2 (drawing numbers) to add rear single storey extension; imposed on planning permission reference PL/2025/0000555/FUL granted on 26/06/2025 for erection of two dwellings with associated development	Approved 29 th August 2025
PL/2025/0002380/FUL	Erection of outbuildings to the rear of the two dwellings approved under	Refused 21 st January 2026 and

	<p>application ref: PL/2025/0001388/RVC</p> <p><i>This Appeal was dismissed as the proposal would constitute inappropriate development in the Green Belt, and it would harm openness and the very special circumstances necessary to justify the development do not exist.</i></p>	Dismissed at appeal on 8 th May 2026.
PL/2026/0000287/RVC	Removal of condition No. 7 (relating to PD rights) to allow erection of outbuildings for each property; imposed on planning permission reference PL/2025/0000555/FUL granted on 26/06/2025 for erection of two dwellings with associated development.	Refused 2nd April 2026 (Current appeal ongoing)

Planning history adjacent to the site:

Application Number	Description of Development	Decision and Date
OUT/2022/3157	Outline planning permission for the erection of two dwellings (all matters to be reserved, except for access)	Refused 6 th January 2023
PL/2025/0001987/OUT	Outline planning permission for the erection of two dwellings (all matters to be reserved, except for access) (Resubmission of OUT/2022/3157)	Refused 5 th March 2026 (Current appeal ongoing)

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, 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 H3: Provision of New Housing

Policy GB1: Green Belt and Local Green Space

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 AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM2: Building Standards
Policy EM6: Previously Developed Land
Policy EM7: Air Quality

Emerging Local Policy Guidance – Local Plan Review was submitted to the Planning Inspectorate on 9th September 2025 for examination

Local Plan review is currently at Reg 19 consultation and the examination hearings have completed. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H3: Provision of New Housing
Policy GB1: Green Belt and Local Green Space
Policy GE3: Biodiversity, Geological, and Landscape Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy HE2: Conservation and Heritage Assets
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy EM11: Energy Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for Development in Coventry's Ancient Arden
SPD Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality

CONSULTATION

The Local Highway Authority- No objections subject to conditions
Environmental Protection- No objections subject to condition
Ecology- No objections subject to conditions
Archaeology- No objections

Neighbour consultation

Notification letters were initially sent to neighbouring houses and a site notice was displayed on the 21st January 2026.

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

- Loss of privacy
- Concerns regarding scale of dwelling- 3 storey home unacceptable
- Drainage issues given land levels
- Impact upon Green Belt

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- Loss of views
- Personal circumstances of a neighbour (impact on mental health)

With regards to these representations, 4 were received from addresses within 100 metres of the application site and 2 representations were received from addresses within 3 miles of the application site.

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 openness of the Green Belt and character, future residential environment, impact upon residential amenity, archaeology, access and highway considerations, air quality, contamination and ecological impacts.

Principle of Development and Green Belt

The principle of development of the site for four detached houses has been approved under application references OUT/2020/2762, which was allowed on 31st July 2021 (appeal reference APP/U4610/W/21/3269710). Plot 2 was also approved under reference RM/2021/3791 for the reserved matters.

The floor space approved under the initial reserved matters application referenced RM/2021/3791 was 75.66sqm and the current proposal will allow the plot to have a floor space of circa 82.16sqm. This is an increase of circa 6.5sqm which is a minimal increase and is not considered to have a detrimental impact upon the Green Belt and is not classed as inappropriate development within the Green Belt given the previous approvals.

Therefore, the principle of development for this dwelling has already been established and is accepted.

Design and character of the area

Under the initial reserved matter application referenced RM/2021/3791 (which was for appearance and landscaping which was granted on 04-04-2022) Plot 2 had a depth of 7.8m, width of 9.7m, ridge height of 8.9m and eaves height of 6.0m

The proposed dwelling is proposed to have a depth of 7.9m, width of 10.4m, ridge height of 8.9m and eaves height of 5.5m. The proposed scale of the dwelling is only slightly increased to what has already been approved and therefore the scale of the dwellings is acceptable.

The design of the dwelling is 2.5 storey with a gable design, which is in keeping with the character of the existing dwellings within the vicinity. The dwelling is to be designed with red brick walls, grey roof tiles and beige windows and would include arched headers over

windows and an open side feature porch. The overall design and materials are acceptable and compliant with Policy DE1 of the Coventry Local Plan 2017 and will be secured by condition.

Impact on future residential environment and residential amenity

A number of objections have been received from surrounding residents indicating the development of the site will give rise to concerns over the level changes, loss of privacy and visual intrusion given the height and distance to the existing neighbouring dwellings. The Council's adopted Residential Design Guide requires a 12m separation distance (rear to side), and 20m (rear to rear) at first floor window level.

Neighbouring dwellings No 260- 270 Hawkes Mill Lane are located south to the application site. The proposed dwelling is to be located circa 91.9 away from these dwellings. Given the significant separation distances the proposed dwelling is not considered to have a detrimental impact upon the amenity of these neighbouring dwellings with regards a loss of privacy or visual intrusion.

Plot 1 is located 5.8 metres away from the proposed dwelling which is located to the side of Plot 1. Plot 3 is located circa 14.3 metres east to the proposed dwelling. The proposed dwelling has a window at first floor level which is to accommodate a dressing room, which will be conditioned to be obscurely glazed to ensure there is no harmful overlooking to the amenity of Plot 3.

The garden will have 292sqm of space, there will be bin storage and parking. The dwelling is considered to provide a satisfactory residential environment for future occupiers.

Archaeology

The application is for the erection of a detached dwelling with associated development at 260a Hawkes Lane, concerning Plot 2 only. The demolition of existing buildings and erection of four dwellings was approved under OUT/2020/2762. Appearance and landscaping were approved as part of RM/2021/3791.

The site is bounded on the north by an Archaeological Constraint Area for ridge and furrow (DCT1007), the lidar suggests this does not continue into the boundary of the site. To the west within c.78m there is the Archaeological Constraint Area of Allesley watermill (DCT1004), in which several landscape monuments were identified during a walkover survey. To the south, c.75m is a further Archaeological Constraint Area for ridge and furrow (DCT1009) as well as two walk over surveys which identified landscape monuments. As with the north, the ridge and furrow does not continue into the development area.

Although the site is surrounded by archaeological assets, they do not enter the boundary of site. The site also has previously been built on. The archaeological potential of site is therefore indicated as low and no further work is required.

Highway considerations

The proposed site plan shows two parking spaces which is in accordance with Appendix 5 Car and Cycle Parking Standards.

The local highway authority has no objections subject to conditions in relation to car parking provision to be provided for that dwelling prior to occupation. Access arrangements would be in accordance with the previous permission.

Air quality & contamination

Environmental Protection officers have no objections subject to conditions in relation to a contaminated land verification condition; inclusion of a low Nitrogen Oxide boiler if gas heating is to be used and inclusion of an Electric Vehicle charging point for the new dwelling.

Ecology

Ecology would raise no objections to this application as the greenspace and/or buildings that were previously present have long since been removed following the initial outline consent. Officers have requested that conditions be applied in relation to hedgehog features, landscaping plans and a Construction Environmental Management Plan (CEMP).

Other matters

With regards to the neighbours' comments in relation to drainage issues, these have been raised and are with our Planning Enforcement Team, which is currently being investigated.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

An objection has been made by a neighbour in relation to the loss of privacy and overlooking that they feel that the development will produce which will have an impact on their mental health and wellbeing. These impacts may be experienced more acutely by individuals with disabilities, including those with mental health conditions, who may be more sensitive to environmental changes such as increased overlooking or loss of privacy.

Notwithstanding this, the scheme has been assessed as discussed above against relevant local plan policies and design guidance to ensure that the impact on the residential amenity of neighbours is considered acceptable and sufficient to mitigate undue harm.

It is therefore concluded that these impacts would not be so significant as to result in a disproportionate or unacceptable impact on individuals with protected characteristics. The proposal is considered to comply with the requirements of the Equality Act 2010.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon design, heritage assets, neighbour amenity and highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H3, GB1, GE1, GE3, GE4, DE1, DE2, AC2, AC3, AC4, EM6, EM7 and EM11 of the Emerging Coventry Local Plan, together with the aims of the NPPF It is therefore recommended that planning permission is granted, subject to conditions.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.
Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD):

The National Planning Policy Framework (NPPF) 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 NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

Principle of development and Green Belt

The National Planning Policy Framework, paragraph 11, states that "Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Policy GB1 within the Coventry Local Plan 2017 relevant points are as follows:

'2A: Inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the relevant national planning policy.

7. In addition to appropriate development in the Green Belt identified in the NPPF, limited infill development would be considered appropriate. Any proposal in these locations will be expected to be of an appropriate density to reflect surrounding properties should not impact negatively on the openness and character of the wider Coventry Green Belt and will also need to accord with Policy H3.'

Policy H3 within the Coventry Local Plan 2017 is as follows:

'1. New residential development, including opportunities for self-build homes and starter homes, must provide a high-quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment

2. In addition, opportunities to provide self-build homes and starter homes will be considered acceptable as part of limited infill within existing ribbon developments within

the Green Belt where it is demonstrated that they do not have an adverse impact upon the openness and integrity of the wider Green Belt.

3. A suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

4. Wherever possible new developments should also be:

a) within 2km radius of local medical services;

b) within 1.5km of a designated centre within the city hierarchy (policy R3);

c) within 1km radius of a primary school;

d) within 1km of indoor and outdoor sports facilities; and

e) within 400m of a bus stop

f) within 400m of publicly accessible green space.

5. Proposals should also be in conformity with all other relevant plan policies

6. Sustainable transport provision and the infrastructure required to support housing development must be considered from the onset, to ensure all sites have easy access to high quality public transport and walking and cycling routes

Design and character of the area

Chapter 12 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy DE1 of the Coventry Local Plan 2017 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.

Impact on future residential environment and residential amenity

Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Archaeology

Policy HE2 of the Coventry Local Plan 2017 requires development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Highway considerations

Policy AC2 of the Coventry Local Plan 2017 requires new developments to support and accommodate, where appropriate, measures which facilitate enhancements to the wider transport network.

Air Quality and Contamination

Policy EM6 of the Coventry Local Plan 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 wastewater by whatever means.

Policy EM7 of the Coventry Local Plan 2017 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Ecological assessment

Policy GE3 of the Coventry Local Plan 2017 states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

CONDITIONS/REASONS:

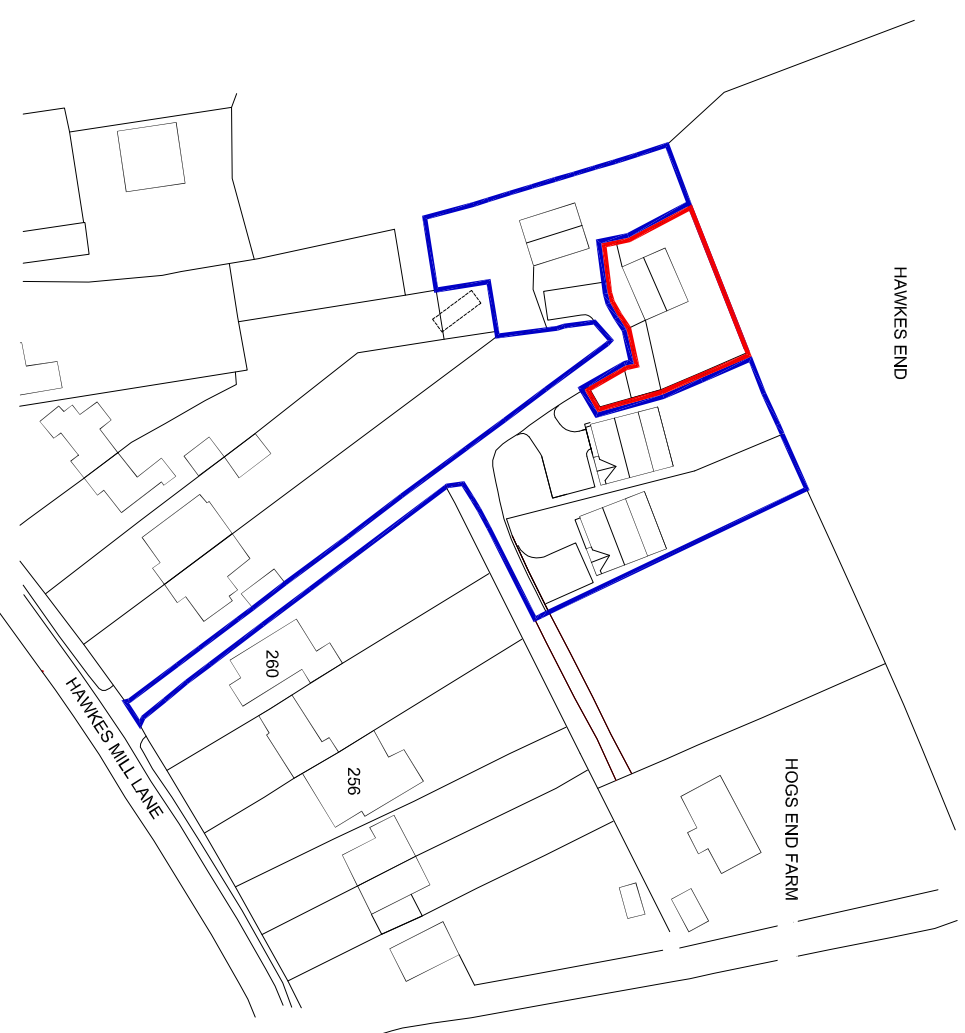
1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Plot 2 DWG P/101 Site Plan Plot 2 DWG P/102 Rev A Proposed Floor Plans Plot 2 DWG P/103 Proposed Elevations Plot 2 DWG P/104 Rev A Brick Corbel Details DWG P/105 Design Statement Construction Management Plan Environmental Remediation Strategy Site Investigation Report Asbestos Survey dated 6th December 2021
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
4.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no buildings or enclosures shall be erected within the curtilage of the dwellinghouse[hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
5.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the first floor window to be formed in the east side facing elevation of the dwelling hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed
Reason	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
6.	Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the dwelling hereby permitted; and all planting shall be carried out in accordance with the approved details within 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	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
7.	The dwelling hereby permitted shall not be occupied unless and until the car parking provision for that dwelling has been constructed and / or laid out and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
8.	The residential accommodation hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter, they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
9.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.
Reason	<i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF.</i>
10.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the</i>

	<i>aims and objectives of the NPPF</i>
11.	Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
12.	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
Reason	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

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MH Architectural

244 . Browns Lane
Coventry . CV5 9ED
t: 07886029667
e: mhcroft@gmail.com
www.mh-architectural.co.uk

Client...

Jas & Simi

Job...

Plot 2
260a Hawkes Mill Lane
Coventry
CV5 9FJ

Drawing...

Location Plan
Plot 2

Date January 2026

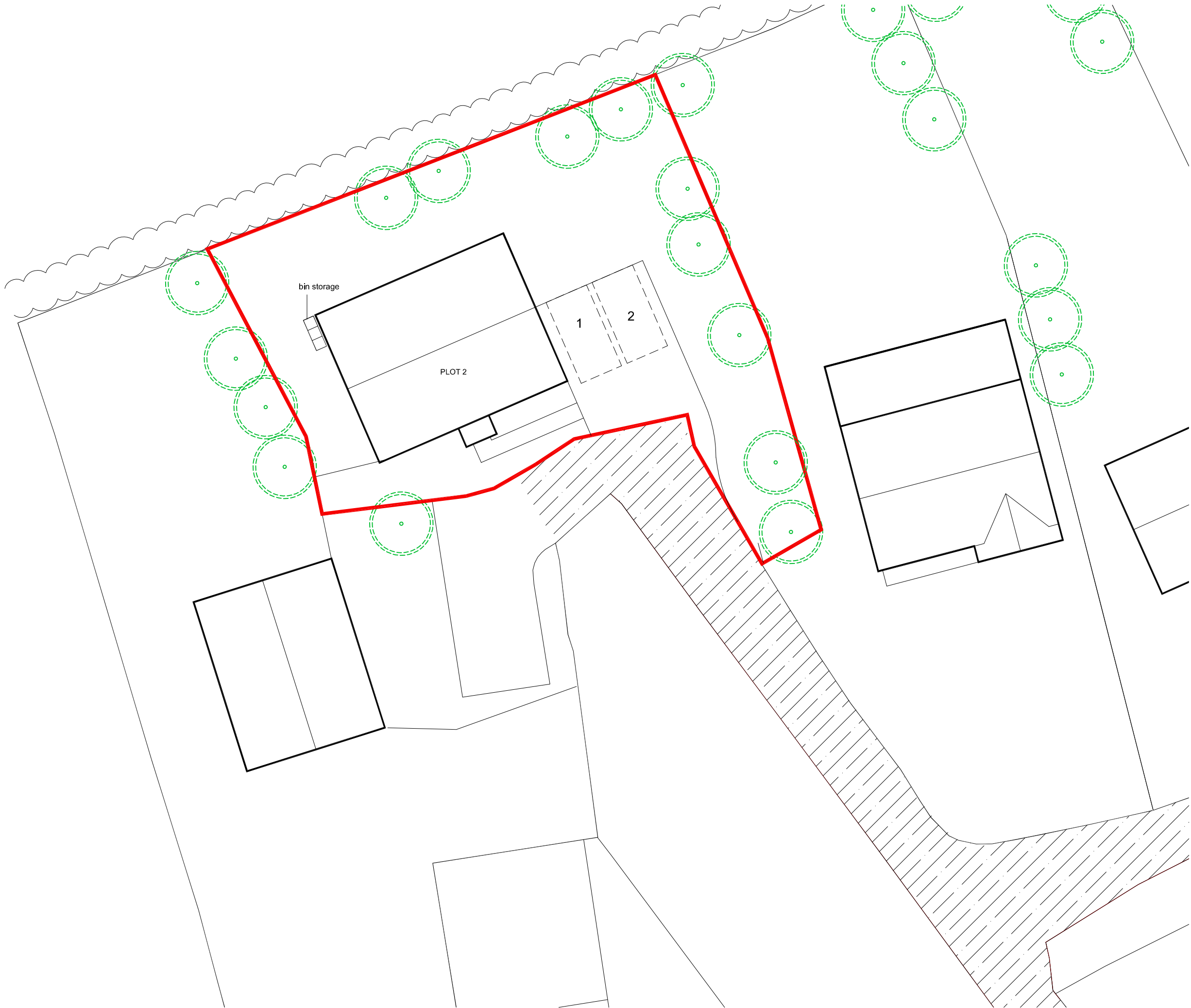
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Dwg No... P/101

Rev... -

Drawing Status...

Preliminary Planning



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244 . Browns Lane
Coventry · CV5 9ED
t: 07886029667
e: mtholcroft@gmail.com
www.mh-architectural.co.uk

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Job...

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Coventry
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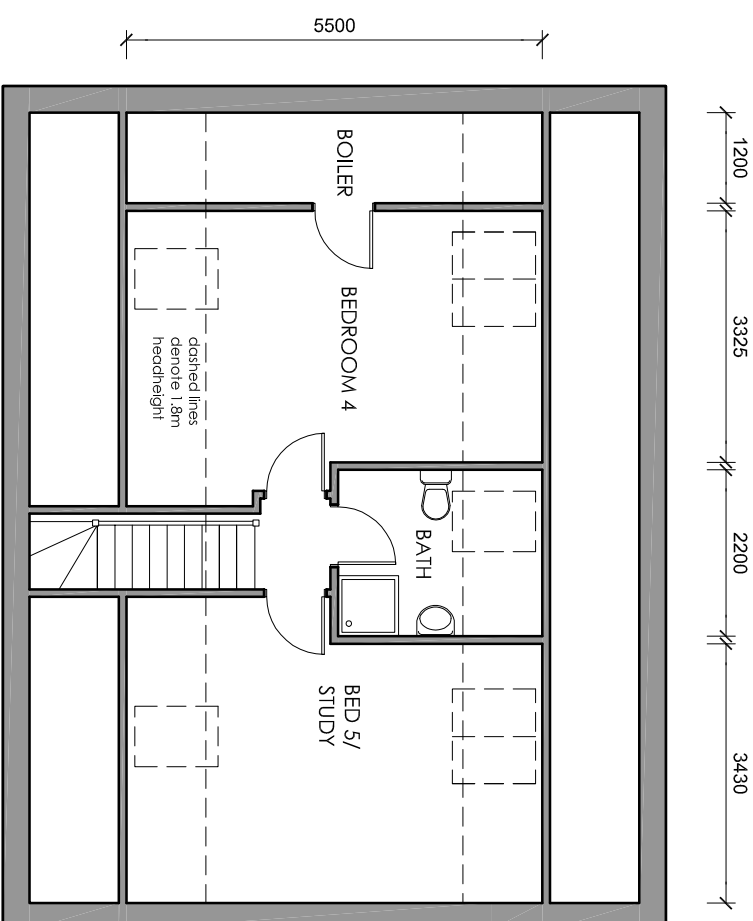
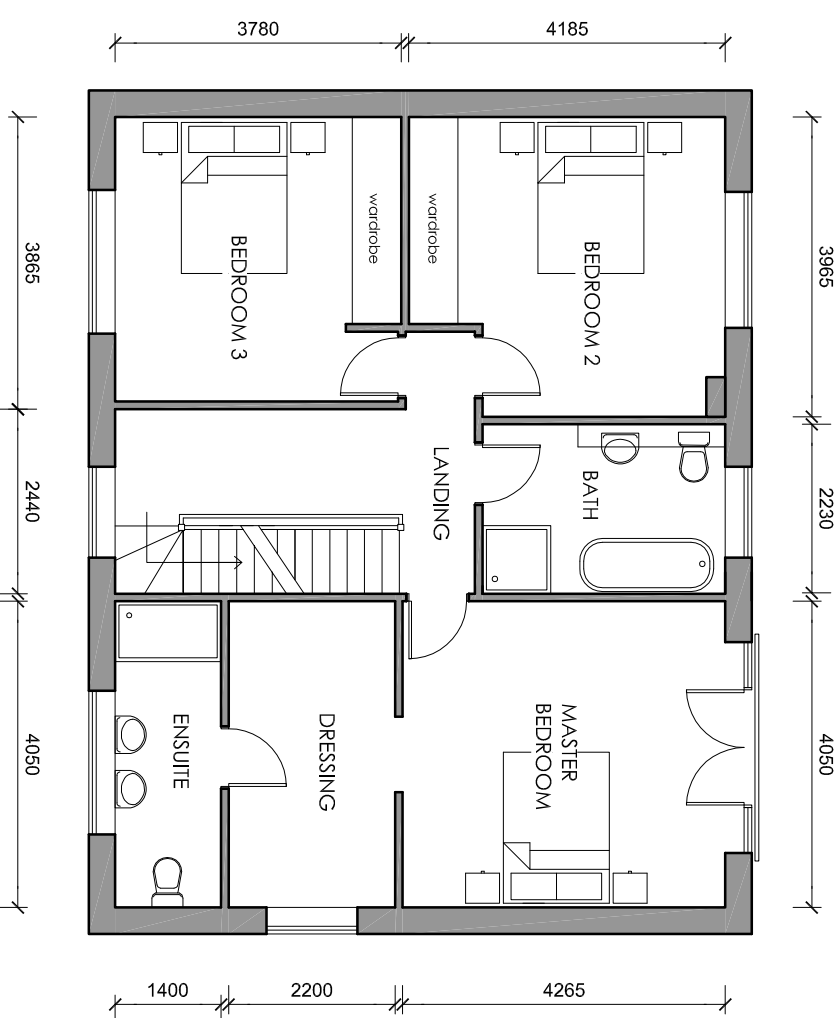
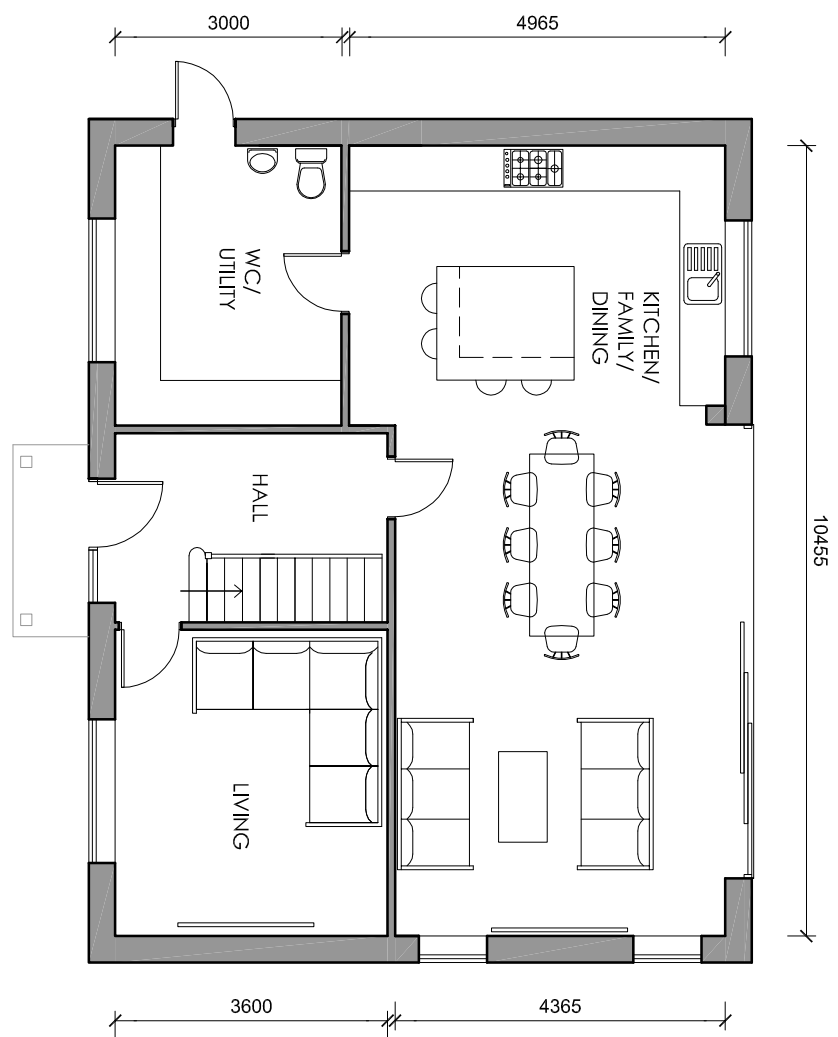
Site Plan
Plot 2

Date January 2026

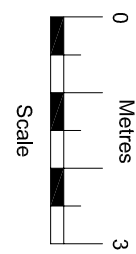
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 e: mtholcroff@gmail.com
 www.mh-architectural.co.uk

Jas & Simi

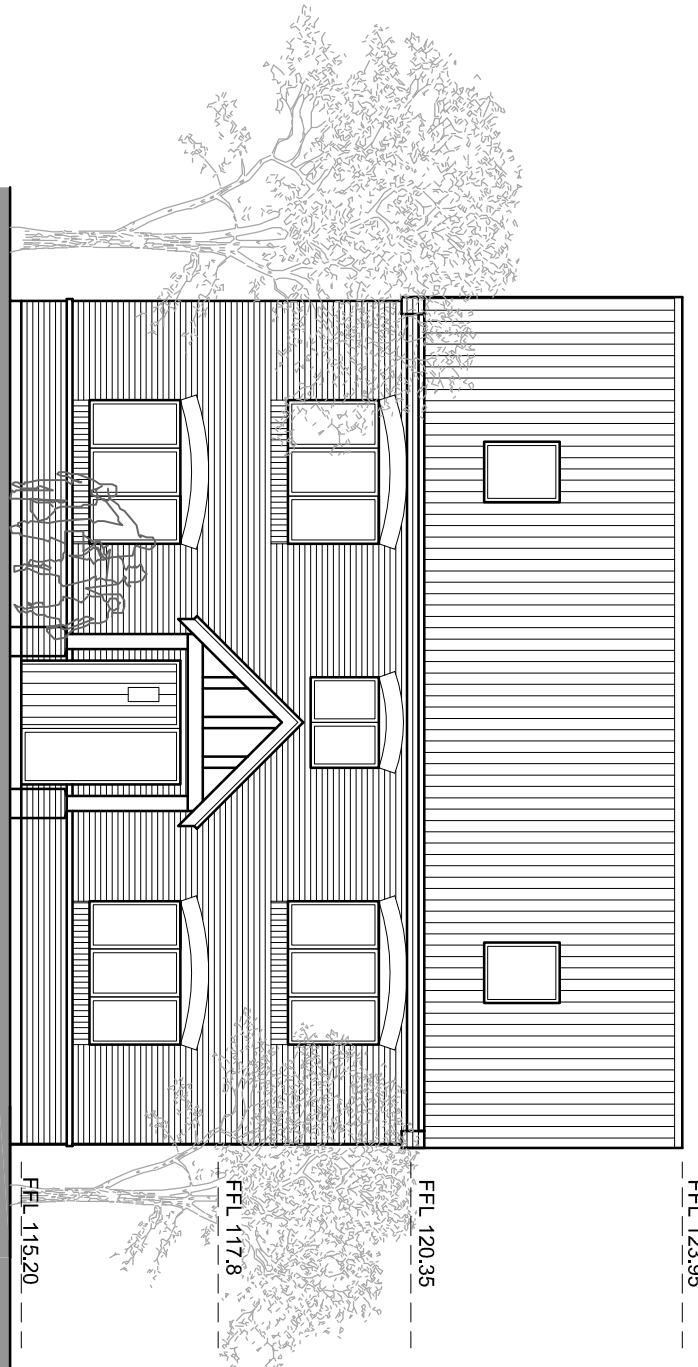
Job...
 Plot 2
 260a Hawkes Mill Lane
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Drawing...
 Proposed Floor Plans
 Plot 2

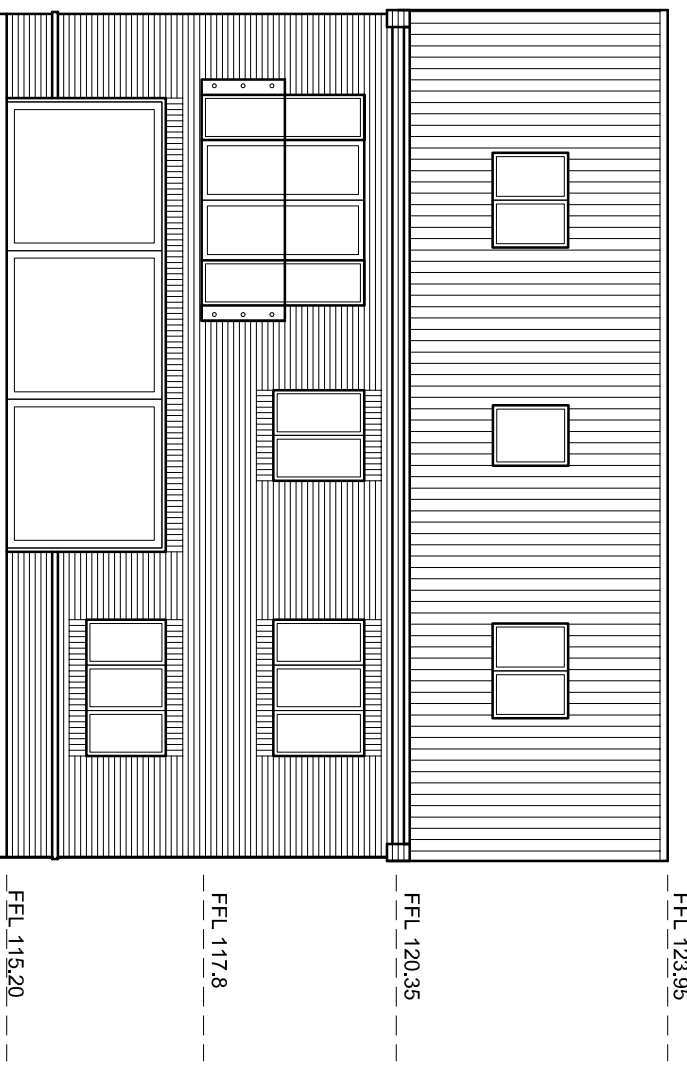
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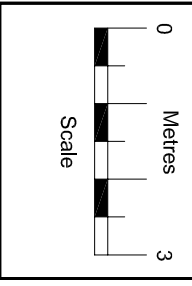
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FRONT ELEVATION



REAR ELEVATION



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244 . Browns Lane
 Coventry . CV5 9ED
 t: 07886029667
 e: mtholcroft@gmail.com
 www.mh-architectural.co.uk

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 260a Hawkes Mill Lane
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Drawing...

Proposed Elevations
 Plot 2

26

Date	January 2008
Scale	1:100 @ A3
Dwg No...	P/104
Rev...	A
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Roof trusses to specialist manufacturer's
 details and design

Roof tiles to regional specification on
 38x25mm treated battens on Tyvek breather
 membrane

Ventilation tray fixed between trusses

Tilting fillet fixed over trusses as required -
 breather membrane lapped over tilting fillet

Proprietary eaves ventilator and insect grille.
 Ventilation tray fixed between trusses

Corbelled brickwork to be tied back at 750mm
 ctrs to blockwork

Rise and fall rainwater goods to be securely
 fixed in position

2no. courses of stretcher bond to project
 60mm from face of main brickwork

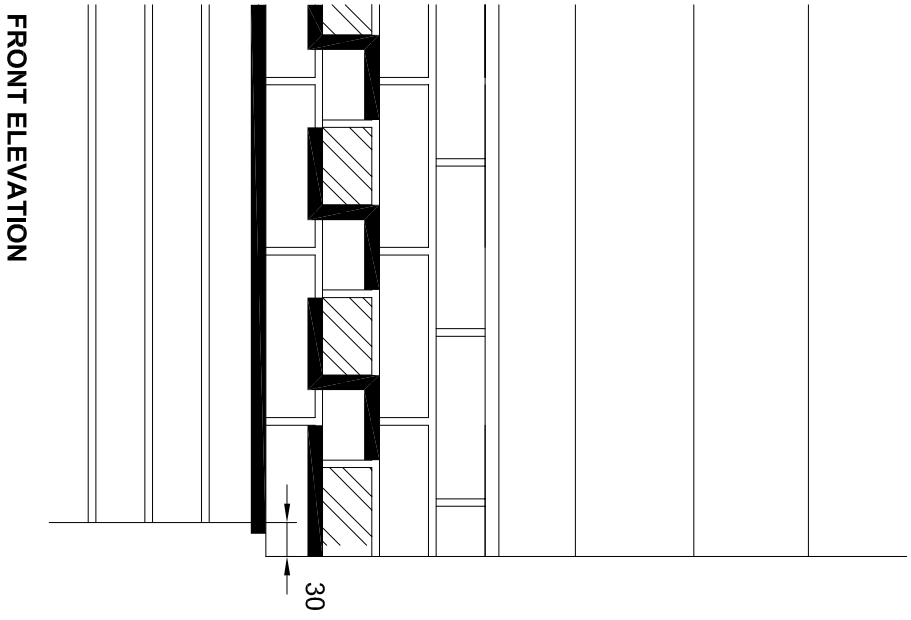
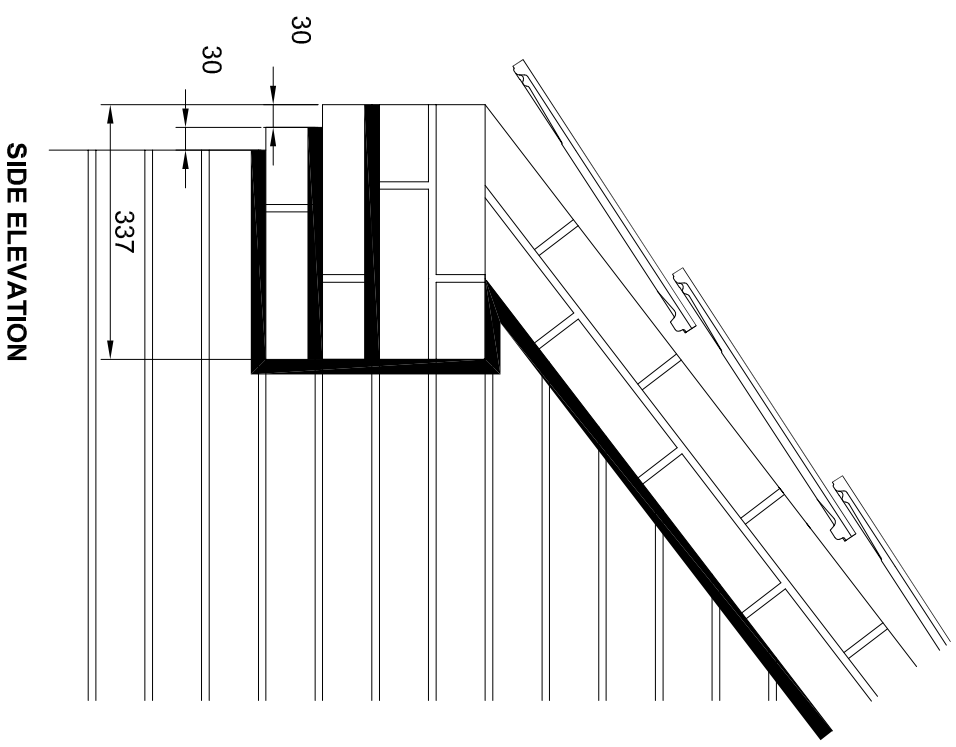
Dentil course to project 30 & 60mm from
 face of main brickwork

Stretcher course to project 30mm from face
 of main brickwork

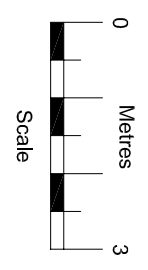
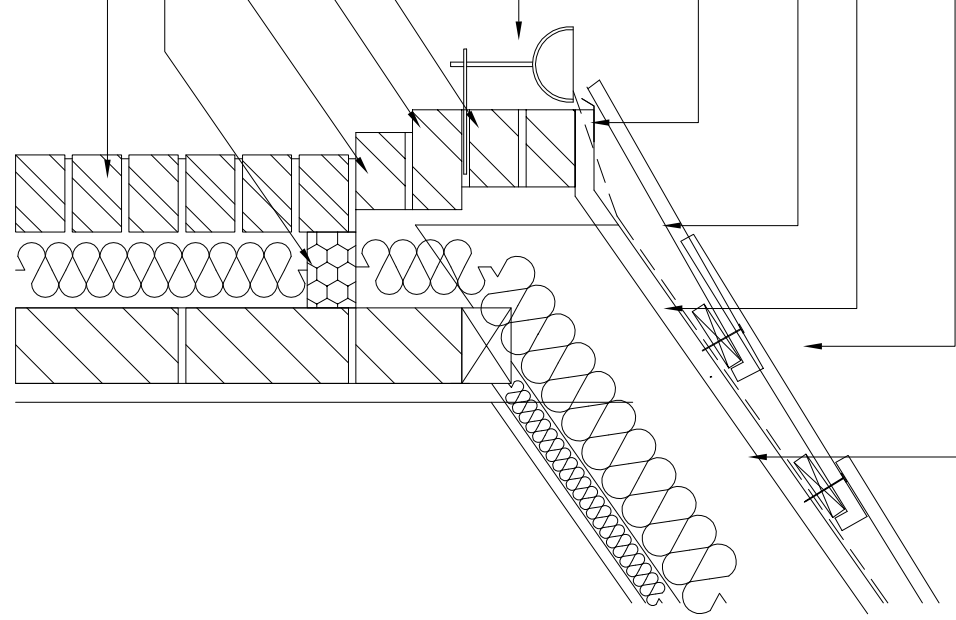
Cavity sock

102.5mm brick outer leaf

EAVES DETAIL



FRONT ELEVATION



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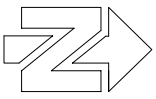
244, Browns Lane
 Coventry - CV5 9ED
 t: 07886029667
 e: mh@croft@gmail.com
 www.mh-architectural.co.uk

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Brick corbel details

Date	January 2026
Scale	1:10 @ A3
Dwg No...	P/105
Rev...	-
Drawing Status...	Preliminary Planning



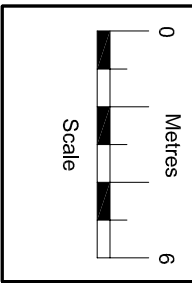
HAWKES END

HOGS END FARM



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 t: 07886029667
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 www.mh-architectural.co.uk

Client...

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Plot 2
 260a Hawkes Mill Lane
 Coventry
 CV5 9FJ

Drawing...

Existing Site Plan

28

Date January 2016

Scale 1:500 @ A3

Dwg No... P/107

Drawing Status... Preliminary Planning

Planning Committee Report	
Planning Ref:	PL/2025/0002213/FUL
Site:	Cardinal Wiseman School
Ward:	Henley
Proposal:	New artificial grass pitch (AGP) with associated fencing, lighting, storage recesses, hard standing access and areas of soft landscaping
Case Officer:	Andrew Tew

INTRODUCTION

The application is before Planning Committee due to the number of neighbour objections and having being called in by Cllr Ruane.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

REASON FOR DECISION

The proposed development is acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions in accordance with Coventry Local Plan policies listed in the report below.

SITE DESCRIPTION

The application site is approximately 3 miles north east of Coventry City Centre in a predominantly residential area. The wider school site comprises buildings, playground areas and playing fields. The built areas are to the north of the site and playing fields to the south.

The specific siting of the proposal is centrally in the wider site, with residential to the east and west.

The site is not within an archaeological constraint area, which is located to the west. The locally listed dwellinghouse 95 Potters Green Road is located to the north west of the site, circa 65m away from the proposed development.

Access remains unchanged, with an existing access off Potters Green Road proposed for use during construction.

APPLICATION PROPOSAL

The proposal is to replace an existing sports pitch with a new artificial grass pitch (AGP) with associated fencing, lighting, storage recesses, hard standing access and areas of soft landscaping.

The proposed fencing comprises a rigid panel mesh system (200mm x 50mm apertures) to a height of 4.5m, with rebound panels to a height of 1.2m, to reduce ball strike damage/wear. There is a section of 1.2m high mesh fencing between the AGP and the adjacent spectator area. All steelworks shall be galvanized and powder coated green (RAL 6005) with supporting box section posts.

The proposed lighting system comprises eight galvanized columns each 15.0m in height with LED luminaries.

The proposed construction route is via maintenance gates due north west of the development where Potters Green Rd meets Frankwell Drive.

The school pupils would access the development much like the existing playing field, via the main entrance and internal paths. Community users would be welcomed similarly outside of core school hours, with access granted to the various car park and cycle storage provisions onsite.

The hours of use proposed are:

Monday – Friday School use 08:30 – 17:00; Community use 17:00 – 21:00.

Saturday – Community use 09:00 – 19:00

Sunday/Bank holiday – Community use 10:00 – 16:00

RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
PL/2022/0000079/FUL	Classroom extension to form science teaching room	Granted 13/03/2023
FUL/2022/2793	Erection of a single storey, three classroom modular extension.	Granted 14/12/2022

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy CO1: New or improved social community and leisure premises

Policy CO2: Re-Use of or Redevelopment of Facilities

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 EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

The Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy CO1: New or improved social community and leisure premises

Policy GE3: Biodiversity, Geological, and Landscape 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: Active Transport Provision including Walking, Cycling and Micro Mobility

Policy EM1: Planning for Climate Change Adaptation

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

Supplementary Planning Guidance/ Documents (SPG/SPD/DPD):

Air Quality SPD

Coventry Connected SPD

Biodiversity Net Gain SPD

CONSULTATION

No objections subject to conditions have been received from:

Highways

Environmental Protection

LLFA

Archaeology

Sports England

Sports Development

Neighbour consultation

Immediate neighbours and local councillors have been notified.

A site notice was posted on 01/12/2025.

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

This is a sports centre on a school property where there are already pitches in the locality

No demonstrated need for community uses

More intensive use of space

Noise created by proposal

Noise limits exceeded

Parking

Insufficient info on highways, access and parking

Anti-social behaviour

No policing of pitch

Drainage and flooding risk
Environmental and health issues relating to the pitch and lighting
Increased carbon footprint
Due process not met with neighbour consultation
Times of construction
There has been a petition signed by 21 people, from 18 addresses summarised as:

The proposal changes the whole character of the surrounding area and has cumulative harm impact upon neighbouring residents due to: long proposed extended opening hours weekdays, weekends and bank holidays: increase noise, light pollution and an increase in traffic; no analysis to demonstrate a need for this provision; and no plan in place to manage anti-social behaviour

7 letters of support have been received, raising the following material planning considerations:

Decent facilities for 4g are limited
Grassroots clubs struggling to get facilities
Acute shortage of facilities compared to demand
Increases opportunity for young to engage in sport which is beneficial for mental health
Excellent opportunity for children to engage in extracurricular sports
School trying to build stronger community
Provision for other schools welcome
Provide high quality environment
Will extend access beyond school hours, enabling community engagement and supporting local clubs and organisations
Proposed site already within existing school grounds and would ensure minimal disruption to residents
Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:
Personal circumstances of neighbours (stress and mental health impact)
Schools rhetoric
School has been where it is and part of the community for 70years
With regards to these representations, all were received from addresses within 300m of the application site.

Any further comments received will be reported within late representations.

APPRAISAL

The issues in determining this application are principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, noise and light impact, highway considerations, flood risk, contaminated land, air quality, ecology, drainage, and infrastructure. The relevant policy text(s) for each issue are included in the Policy Appendix at the end of the report.

Principle of development

Policy CO1 seeks to ensure a sequential approach is taken to locating leisure facilities. In this case the Cardinal Wiseman School is an existing and established facility with sports pitches and Policy supports the improvement and enhancement of such facilities, subject to there being no adverse impact upon visual amenity, neighbouring amenity, traffic, ecology and biodiversity.

Whilst the scheme presents a positive enhancement of these existing sports facilities on site the impacts upon visual amenity, neighbouring amenity, traffic, ecology and drainage will be considered in more detail below.

Impact on visual amenity

The proposed pitch and associated flood lights and fencing etc. will be well screened from the public highway and where features are visible these will be read within the context of the existing site and facilities. The site is located centrally within the site circa 60m from dwellings to the east and west.

The fencing consists of steel wires (200 x 50mm apertures) mounted on steel posts, all powder coated RAL 6005 green and the lighting columns will be colour coated grey/silver. The scheme is not considered to have any impact upon visual amenity, due to its location centrally within the school site. The proposed development is utilitarian and a normal development within the context of schools across the city.

Impact on neighbouring amenity

Policy CO1 'New or improved social community and leisure premises' seeks to ensure amongst other things that there will be no material impact on neighbouring amenity. Although the site relates to an existing playing field at an existing school, Sports England require new pitches to be used for community uses out of school hours, via a community use agreement, and therefore there is potential for noise and disturbance later into the evening and at weekends, especially with the provision of floodlighting. A Noise Impact Assessment for the proposed AGP by Healthy Abode Ltd (HA Acoustics) was submitted to support the scheme. The assessment considers baseline noise conditions, predicted operational noise levels, and compliance with relevant planning and acoustic guidance.

The survey, conducted according to BS 7445-1:2003 between 31 October and 7 November 2025, determined existing ambient levels of 56–57 dB (L_{Aeq}) at nearest noise-sensitive receptors. Predicted operational noise levels for the proposed AGP, based on Sport England, WHO, and NPPF guidelines, range from 44–52 dB (L_{Aeq}) at surrounding properties, with only one location marginally exceeding guidelines while remaining below ambient levels, concluding no significant adverse impacts. The report states the AGP is considered acoustically acceptable, with noise levels complying with national planning policy and technical guidance.

Following Environmental Protection comments requesting an acoustic barrier be modelled, a revised noise impact assessment (Version 2) included assessment of external amenity areas at the nearest noise-sensitive receptors (NSRs); Correction of a noise-source calibration error in the original model and; Inclusion of additional mitigation measures

With a 2-metre-high acoustic barrier, reducing predicted operational noise levels for the AGP to 40–48 dB (L_{Aeq}). The assessment indicates that with mitigation, the most affected receptor (NSR4) will be 2–5 dB(A) below WHO and Sport England guidelines.

Environmental Protection have considered the modelling within the report and note, given the marginal reduction the 2m fence offers, the acoustic fence is not required.

Considering that the noise impact, coupled with mitigation as detailed in the noise management plan submitted, the impact is considered to be acceptable. The site has an extant use as a sports playing field for the existing school. The impacts created relate to the extended hours of the facility for community use.

Subject to adherence with the noise assessment and management plan, the scheme is not therefore considered to create any significant impact upon neighbouring amenity.

Lighting

8 no. 15m floodlights are proposed with the application. The applicants have provided a light spill showing the containment within the site. Environment Protection have flagged the diagram did not consider glare and requested details of how the lights will be orientated/angled and shielded to prevent glare to the neighbouring properties. This was raised with the agent and the lighting consultant provided an updated plan including light intensity (candelas) values at the dwellings around the site, assessed against the institute of lighting professionals (ILP) guidance to ensure compliance with obtrusive light. With lights tilted 5% from the horizontal, reducing light pollution, the details are considered acceptable by Environmental Protection and the proposal is not considered harmful by virtue of lighting.

Contaminated Land

Whilst no visual or olfactory evidence of contamination was found, there has only been limited chemical analysis of topsoil and not the underlying made ground. This was raised with the agent who confirmed the engineers who undertook the ground investigations and soil samples have confirmed the scope as appropriate for the type and scale of the development here, in keeping with those which they have completed for the wider (sports) construction industry. Additional testing is not deemed necessary based on the depth of excavation and minor earthworks.

Environmental Protection have considered the response and require a contaminated land condition, to ensure that should any unexpected contamination be experienced, that it is controlled and dealt with appropriately.

Sport England

Sport England are a statutory consultee for this application. In seeking to balance the potential loss of playing field against the provision of a new indoor or outdoor sports facility, Sport England will consider the following factors: The need for the facility; Technical suitability; Community availability; Sports development; Local level of pitch provision; The physical location of the new facility and improving the delivery of sport and physical education on school sites.

Sport England objected to the initial proposal noting “the proposal has the potential to meet policy (Exception Policy E5) subject to further information being provided to address the matters detailed within this response...” Sport England’s exception policy E5 relates to proposed development involves building a new indoor or outdoor sports facility on a playing field. It allows for the loss of playing field land only if the new facility’s sporting benefit is sufficient to outweigh the detriment of losing the existing field.

It was recommended that the applicant engages with the FA, RFU and clubs to identify potential users of the pitch to demonstrate a strategic need for the facility without impacting on existing facilities; To ensure that the facility will be of appropriate construction and specification, the applicant should provide clarity as to whether the pitch will be World Rugby compliant; To ensure that the facility will be of appropriate construction and specification, the applicant should provide clarity as to whether the pitch will be World Rugby compliant.

The applicant undertook further engagement with the appropriate stakeholders and provided additional information in their response to Sport England and within the proposed field layout NSCWS011B that demonstrated the need, compliance with relevant bodies and construction specification.

Sport England has subsequently withdrawn their initial objection, subject to conditions on pitch accreditation and a community use agreement.

Highway considerations

As the site relates to an existing and established facility, there is no requirement to provide additional parking. The school has 120 parking spaces. The ASP will be used by the school, during school hours. When used outside these hours for community use, the existing car parking spaces will be made available to users.

Many of the objections received cite parking and highways safety and it is clear from the comments that there are issues relating to parking and highways that exist already. However, the use of the facility for community use will take place outside of school hours when the demand for spaces from the staff and school community will be greatly diminished.

The Local Highway Authority (LHA) does not consider that a Transport Assessment would be proportionate to the scale of the development or necessary to assess the application. Following from queries raised by the LHA around how the car parking arrangements will be regulated, the applicant has submitted a Parking Plan and a Car Park Management Plan adopting a worst-case scenario in terms of vehicle numbers. They have assumed each match is fully booked, and every single football player drives their own vehicle to the facility (which is unlikely to occur as a proportion will walk, cycle, car share or use public transport and many will be local children).

The site will have 24 surplus car parking spaces per session booking, so there is no need for players to park off-site. Vehicle movements are likely to be tidal, i.e. all leaving or all arriving, going in the same direction minimising any congestion. The car park access will benefit from staff supervision during peak periods to control the flow of traffic and maintain access routes for emergency vehicles.

In order to reduce any risk of congestion, there will be a strict limit on the number of matches with a controlled booking system. Teams will be instructed not to attend more than 10 minutes before a game and prompt departure will be promoted. There is an option to stagger fixtures if this proves to be required. Pedestrians will have defined routes with separation between vehicles and foot traffic and will be supervised by staff during peak periods. The details contained within the Car Park Management Plan will be secured by condition, should permission come forward.

The Highway Authority has no objection to the scheme, subject to a construction management plan condition. Considering the above, the impact on Highways is considered acceptable.

Flood Risk

A drainage strategy and plan have been submitted with the application. The Lead Local Flood Authority (LLFA) have been consulted. They recommend that the minimum kerb height is increased where possible to provide further resilience to the proposed system, to provide more above ground storage than required. They also encourage the Applicant to wrap the proposed pipework with a geotextile membrane to ensure separation is achieved between the pipe and surrounding media; this would mitigate the risk of backwashing effects from the ditch course, and improve the maintenance opportunities for cleansing the system, when necessary.

The LLFA recommend that the Applicant considers the above remarks, which will be included as an informative, should permission be forthcoming. On this basis, they raise no objection to the proposed development.

Ecology

The loss of biodiversity created by the artificial grass must be compensated for. A submitted Biodiversity Net Gain Assessment states a BNG uplift can be achieved, via planting of neutral grassland and native trees within the site. This is proposed adjacent to an existing hedge line and land to the south east of the school.

Ecology have been consulted and note the habitats created are ideal for the area and will improve the biodiversity of the site. They raise no objection to the proposal subject to conditions on a landscaping plan, Habitat Management and Monitoring Plan (HMMP) and lighting strategy to minimise impacts on bats.

Other matters

Concerns have been flagged regarding run off and wind distribution of toxic carcinogens and chemicals in pitch being cancerous. The LPA acknowledges these concerns raised by residents.

The consensus among bodies such as the European Chemicals Agency (ECHA) and the UK Health Security Agency (formerly Public Health England) is that the exposure levels to chemicals in rubber crumb fall well below safety thresholds. Current evidence does not support a link between playing on artificial grass pitches and an increased risk of cancer. The proposal is therefore considered acceptable with regard to human health and safety.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

Personal issues around stress and mental health have been raised by objectors, and the council has considered its obligations under the Equality Act 2010 and has duly considered the potential implications on stress and mental health within the assessment.

Whilst stress in itself does not necessarily constitute a disability under the Act, the Council has considered whether the proposal would give rise to impacts (such as noise, disturbance and loss of amenity) that could disproportionately affect individuals with protected characteristics, including those with mental health conditions.

The assessment of amenity impacts above concludes that noise, lighting and disturbance would be either acceptable or appropriately mitigated through conditions. As such, it is not considered that the proposal would give rise to unacceptable or disproportionate impacts on persons with protected characteristics.

The Council is therefore satisfied that it has had due regard to the requirements of the Equality Act 2010.

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. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, CO1, CO2, GE3, DE1, HE2, AC1, AC2, AC3, AC4, EM1 and EM5 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, CO1, CO2, GE3, DE1, AC1, AC2, AC3, AC4, EM1 and EM5 together with the aims of the NPPF.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.
Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD):

The National Planning Policy Framework (NPPF) 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 NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

Principle of development

The NPPF 2024, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Local Plan Policy CO1: new or improved social community and leisure premises requires a sequential approach to development. The pre-amble to this Policy notes, where possible schools and their grounds should be utilised for other community provisions such as social, cultural, leisure and indoor sports facilities. This will help to develop a schools position at the centre of the community with significant benefits to local residents. It can also help ensure the effective use of resources and help minimise travel distances for users. Proposals will be considered on their appropriateness in relation to scale of intended catchment, compatibility with nearby uses, accessibility and compatibility with other Plan Policies.

Local Plan Policy CO2: Reuse of or redevelopment of facilities states, where replacement facilities are intended, they should: continue to serve the community; be of appropriate scale and character and be of high quality design.

Impact on visual amenity

Local Plan 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 and seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

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;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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);

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.

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

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 users; 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Heritage character of the area and Heritage Assets

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Highway considerations

Local Plan 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.

Local Plan 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.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures

(proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

Flood Risk

Local Plan Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

Local Plan Policy EM5 Sustainable Drainage Systems (SuDS) requires development to apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

Ecology

Local Plan Policy GE1 notes that existing green infrastructure (which includes sports pitches) should be used as a way of adapting to climate change through the management and enhancement of existing habitats. Such spaces are noted for their contribution to climate change (reducing the urban heat island effect) and bio-diversity. Local Plan Policy GE3 ‘Biodiversity, Geological, Landscape and Archaeological Conservation’ seeks to ensure development proposals lead to a net gain of biodiversity, where appropriate; protect or enhance biodiversity assets and secure their long term management and maintenance; and avoid negative impacts on existing biodiversity.

CONDITIONS/REASONS

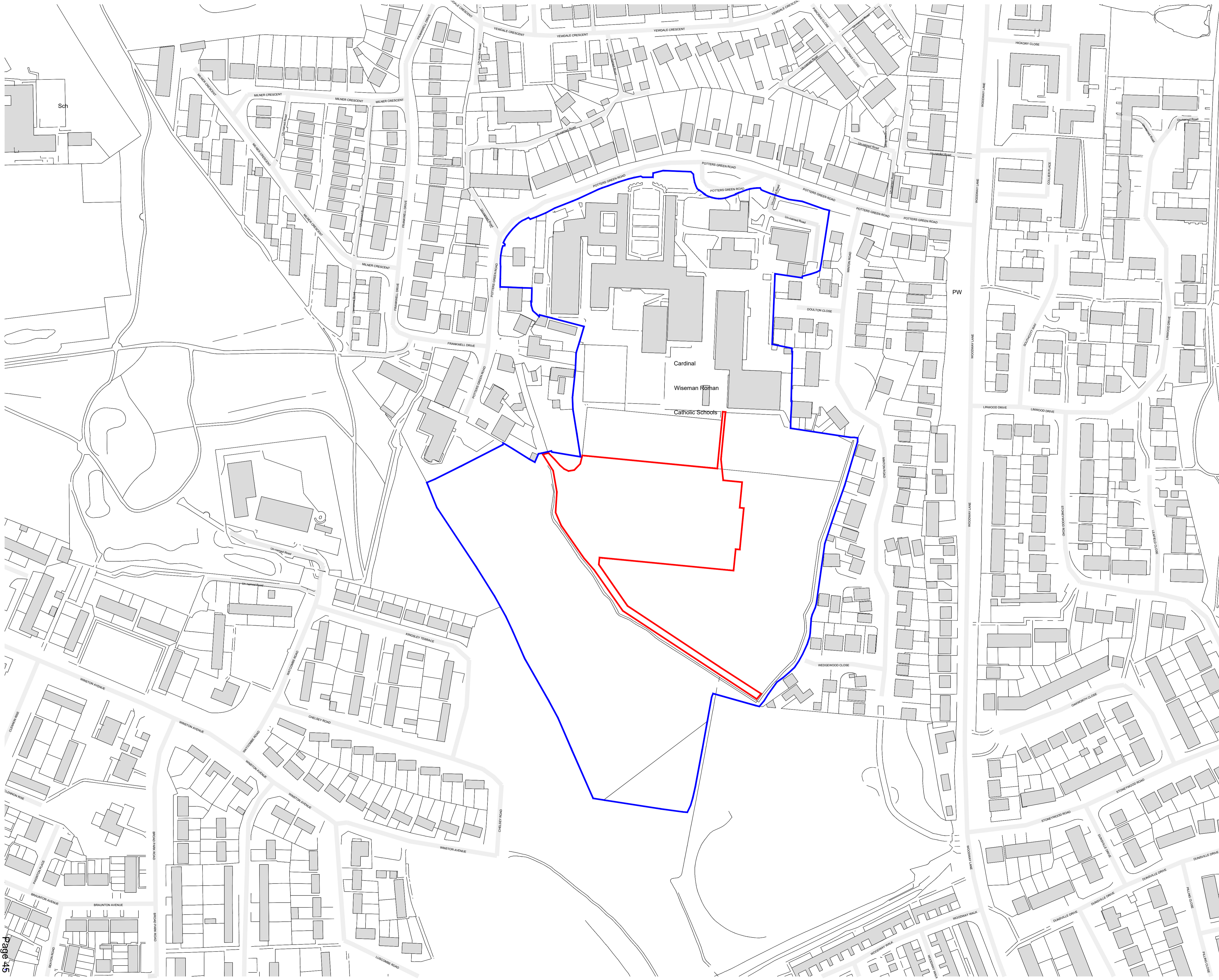
1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • NSCWS001I – Location Plan • NSCWS002G – Existing Site Plan • NSCWS003D – Proposed Site Plan • NSCWS004B – Cross Section Plan • NSCWS005C – Fencing Plan • NSCWS006B – Line Marking Plan • NSCWS007C – Drainage Plan • NSCWS010B – Existing Field Layout • NSCWS011B – Proposed Field Layout • NSCWS012A – Excavation Plan • HLS10526-rev6 – Proposed Lighting Plan • HLS5906 – HAL250 Mast

	<p>Reports</p> <ul style="list-style-type: none"> • R-SI-30429-01-01 – Site Investigation Report • 16965-01 – Drainage Strategy • AH765-V1.1 – Noise Impact Assessment • 43021745-v1 – Preliminary Ecological Appraisal • 43021745-v1 – Biodiversity Net Gain Assessment • 43021745-v1 – Statutory Biodiversity Metric
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	<p>Prior to the first use of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.</p>
Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
4.	<p>Prior to the installation of any external lighting, an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.</p>
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, and the emerging Local Plan and the advice contained within the NPPF.</i>

5.	<p>No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - 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 demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.</p>
Reason	<p><i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
6.	<p>In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.</p>
Reason	<p><i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i></p>
7.	<p>Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall</p>

	building hereby permitted, outdoor sports pitches, MUGA, athletics track, swimming pool, changing rooms and car parking provision; and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
Reason	<i>To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy CO1 of the Coventry Local Plan 2017.</i>
8.	Within three months of the first use of the artificial grass pitch hereby permitted the following details shall be submitted:(a) certification that the pitch has met the FIFA Quality accreditation [or equivalent International Artificial Turf Standard (IATS)] and World Rugby Regulation 22 specification, and(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches; have been submitted to and approved in writing by the Local Planning Authority
Reason	<i>To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy CO1 of the Coventry Local Plan 2017.</i>
9.	The details contained within the Car Park Management Plan shall be implemented prior to first use. Thereafter, the approved details within the Car Park Management Plan shall be strictly adhered to.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

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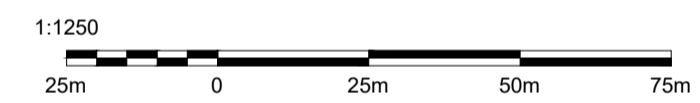
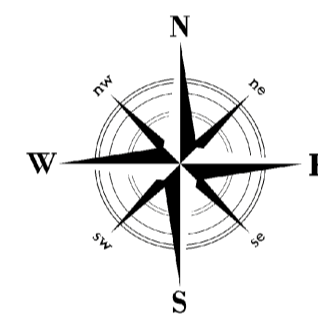


CLIENT SIGNATURE: _____

DATE SIGNED: _____

NOTES / KEY:

- PROPOSED DEVELOPMENT - [9,990M² APPROX.] —
- SITE BOUNDARY - [84,300M² APPROX.] —



CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	LOCATION PLAN
REFERENCE:	NSCWS001
REVISION:	I
DATE:	13/11/25
AUTHOR:	JP
SCALE:	1:1250 @A1

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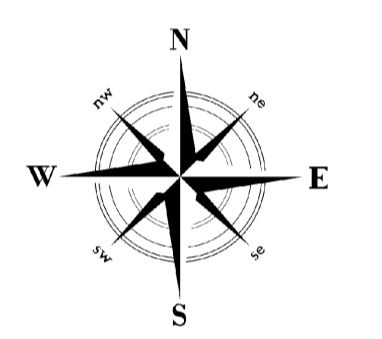


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DATE SIGNED: _____

NOTES / KEY: _____

SITE BOUNDARY - [84,300M² APPROX.]



CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	EXISTING SITE PLAN
REFERENCE:	NSCWS002
REVISION:	G
DATE:	13/11/25
AUTHOR:	JP
SCALE:	1:500 @A1

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25 SCATTERED TREES CREATED TO CONTRIBUTE TO BIODIVERSITY NET GAIN 'BNG' REQUIREMENTS
REFER TO ARBTECH 'BNG ASSESSMENT' FOR FURTHER DETAILS

MODIFIED GRASSLAND RETAINED TO CONTRIBUTE TO BIODIVERSITY NET GAIN 'BNG' REQUIREMENTS
REFER TO ARBTECH 'BNG ASSESSMENT' FOR FURTHER DETAILS

OTHER NEUTRAL GRASSLAND ENHANCED TO CONTRIBUTE TO BIODIVERSITY NET GAIN 'BNG' REQUIREMENTS
REFER TO ARBTECH 'BNG ASSESSMENT' FOR FURTHER DETAILS

HARD STANDING SPECTATOR AREA AND PATH WITH ASSOCIATED MESH FENCING AND KERBS
TOTAL FOOTPRINT MEASURING 410M² APPROX.

ARTIFICIAL GRASS PITCH (AGP) WITH ASSOCIATED MESH FENCING, FLOODLIGHTING, AND STORAGE RECESSES
TOTAL PLAYING AREA OF 97.00M X 61.00M WITH 2NO. 30.00M X 3.00M RECESSES

RETAINED AREAS OF NATURAL TURF PLAYING FIELD SERVING FOR SPORTS & RECREATION PURPOSES

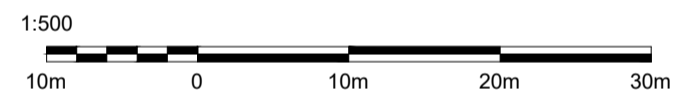
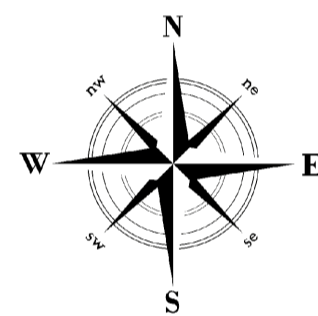
CLIENT SIGNATURE: _____

DATE SIGNED: _____

NOTES / KEY:

PROPOSED DEVELOPMENT - [Red line symbol] [9,990M² APPROX.]

SITE BOUNDARY - [Blue line symbol] [84,300M² APPROX.]

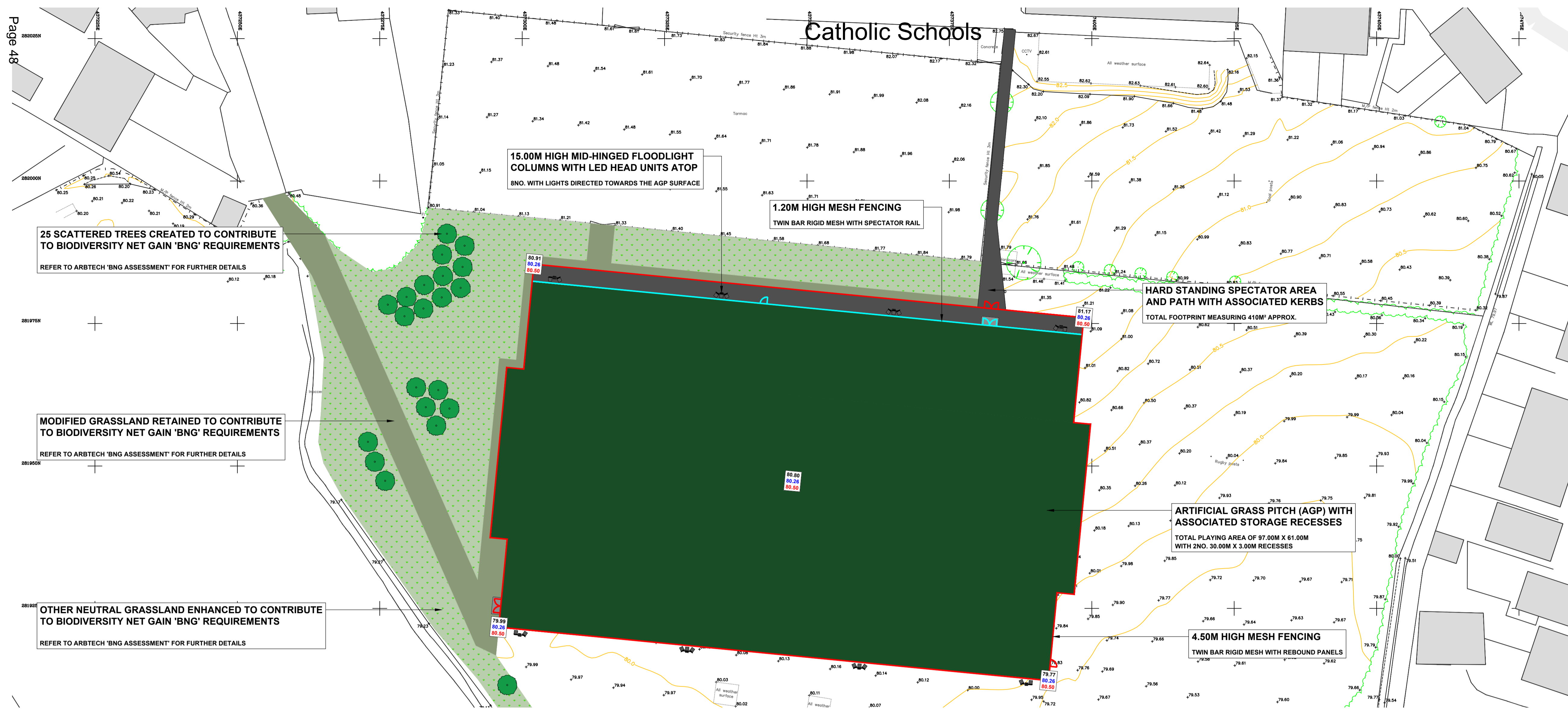


CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	PROPOSED SITE PLAN
REFERENCE:	NSCWS003
REVISION:	D
DATE:	13/11/25
AUTHOR:	JP
SCALE:	1:500 @A1

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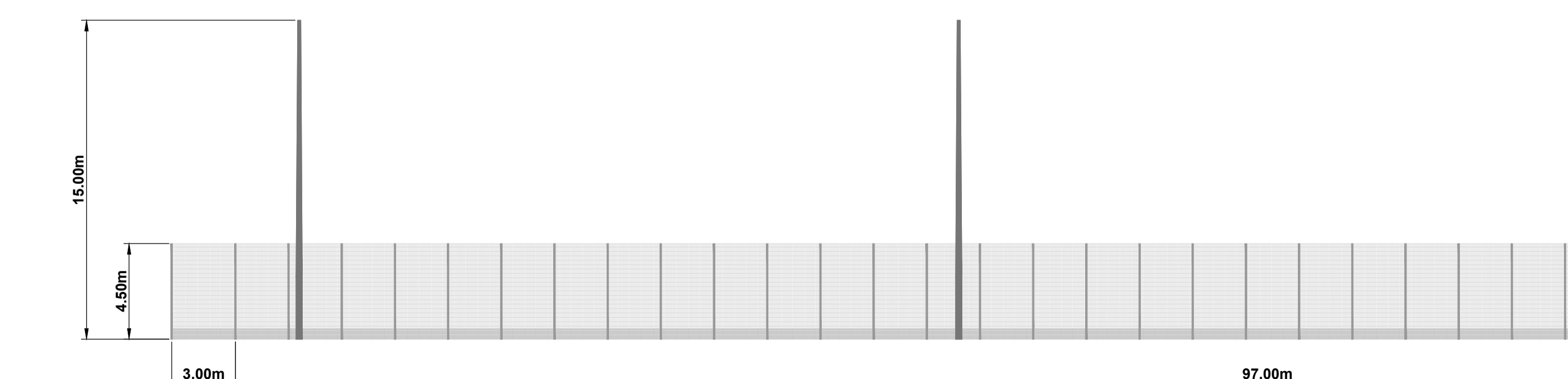
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FENCE LAYOUT
SCALE 1:400

FENCE ELEVATION - AGP WIDTH
SCALE 1:200



FENCE ELEVATION - AGP LENGTH
SCALE 1:200



FENCING DETAIL - TWIN BAR RIGID MESH
COMPRISING POWDER COATED STEEL WIRES (6MM DIAMETER) FORMED INTO 200MM X 50MM APERTURE MESH, WITH ADDITIONAL HORIZONTAL WIRE FOR INCREASED STRENGTH, MOUNTED ONTO A RECTANGULAR HOLLOW SECTION (RHS) STEEL POST SYSTEM.



FENCING DETAIL - TWIN BAR RIGID MESH WITH REBOUND PANEL
A VARIATION OF THE TWIN BAR SYSTEM WITH REBOUND PANELS, COMPRISING POWDER COATED STEEL WIRES OF 50MM X 50MM APERTURES, FITTED TO THE LOWER 1.20M SECTION OF FENCING FOR EXTRA STRENGTH. KICKBOARDS ARE OPTIONAL.



FENCING DETAIL - SPECTATOR RAIL
COMPRISING A LARGE HANDRAIL ATOP A PREFERRED MESH AND POST FENCE SYSTEM, ALL OF WHICH IS MANUFACTURED FROM STEEL AND POWDER COATED GREEN AS STANDARD FOR SPORTS FACILITIES. KICKBOARDS ARE OPTIONAL.



CLIENT SIGNATURE: _____

DATE SIGNED: _____

NOTES / KEY:

ARTIFICIAL GRASS PITCH (AGP) - ■
[97.00M X 61.00M WITH 2NO. 30.00M X 3.00M RECESSES]

HARD STANDING SPECTATOR AREA AND PATH - ■
[410M² APPROX.]

1.20M HIGH SPECTATOR FENCING - ———
[97 LINEAR METRES]

4.50M HIGH MESH FENCING - ———
[334 LINEAR METRES]

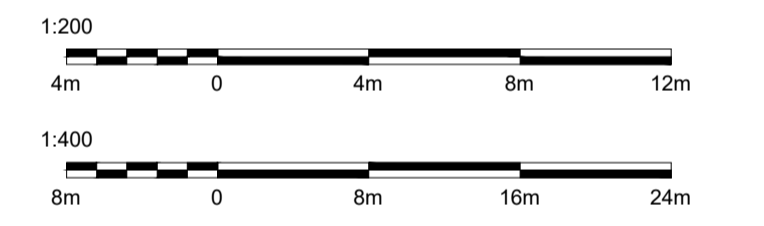
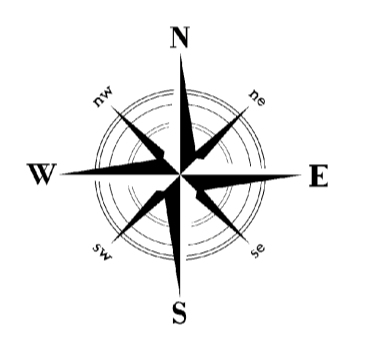
SINGLE LEAF GATE - ∩
[2NO. 1.20M WIDE]

TWIN LEAF GATE - ∩∩
[3NO. 2.40M WIDE]

EXISTING FINISH LEVEL - XX.XX

PROPOSED FORMATION LEVEL - XX.XX

PROPOSED FINISH LEVEL - XX.XX



CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	FENCING PLAN
REFERENCE:	NSCWS005
REVISION:	C
DATE:	13/11/25
AUTHOR:	JP
SCALE:	AS INDICATED @A1

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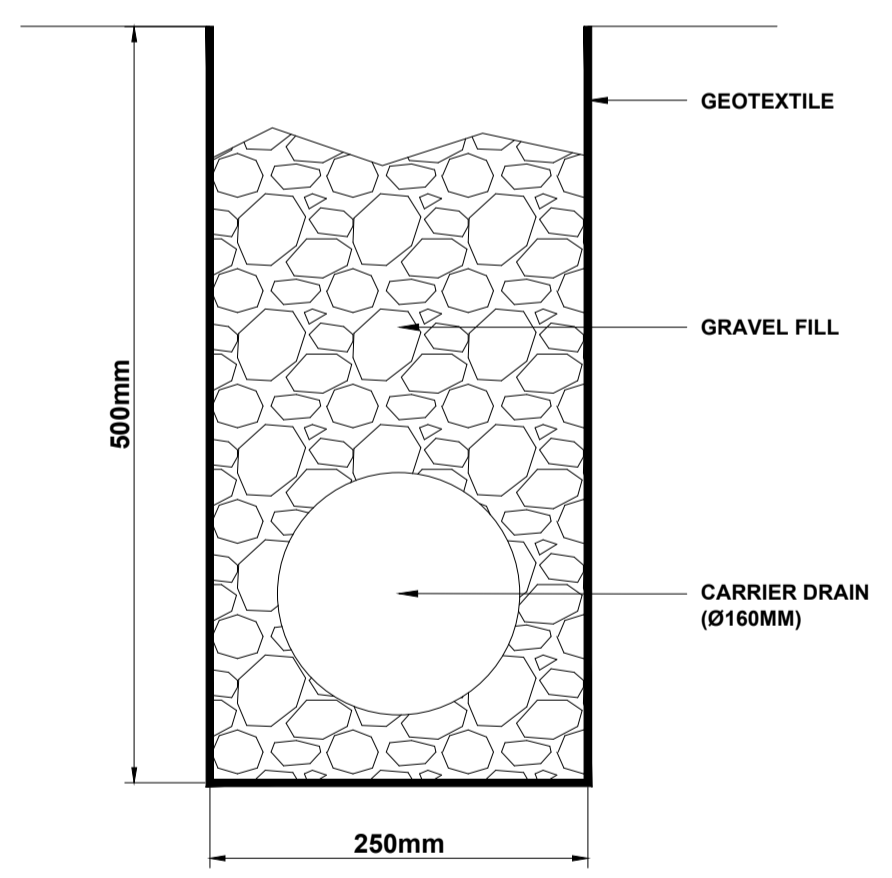
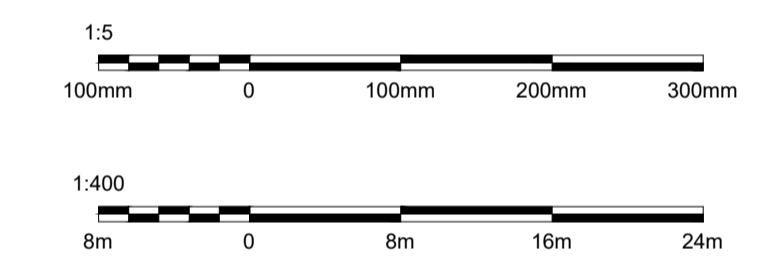
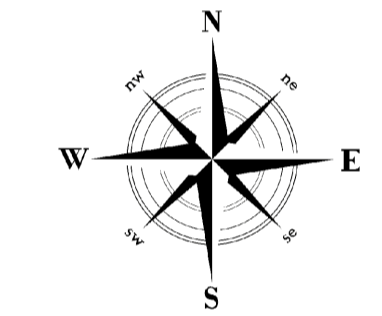


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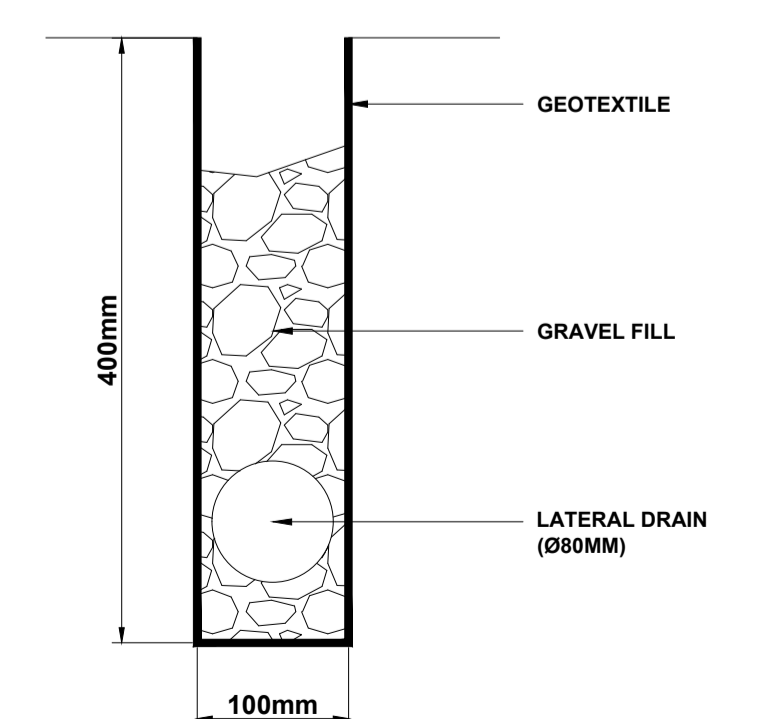
DATE SIGNED: _____

NOTES / KEY:

- DRAINED DEVELOPMENT AREA - □
[6390M² APPROX. DUE TO POROUS/PERMEABLE MATERIALS THROUGHOUT THE AGP AND HARD STANDING SPECTATOR AREA]
- LATERAL DRAIN - ————
[Ø80MM UPVC PERFORATED PIPE IN GRAVEL-FILLED TRENCHES SET AT 10M INTERVALS TO DIRECT SURFACE WATER TO CARRIERS]
- CARRIER DRAIN - ————
[Ø160MM UPVC PERFORATED PIPE IN GRAVEL-FILLED TRENCHES AROUND THE PERIMETER TO DIRECT SURFACE WATER TO OUTFALL]
- RODDING EYE - ●
[INSTALLED TO ALLOW FOR IMPROVED MAINTENANCE]
- FLOW CONTROL (HYDRO-BRAKE) CHAMBER - ▲
[600MM X 600MM X 1000MM TYPICAL WITH SILT-TRAP AND CAST IRON COVER AND FRAME, RESTRICTING SURFACE WATER RATE TO 2.9L/S]



**CARRIER DRAIN SECTION
SCALE 1:5**



**LATERAL DRAIN SECTION
SCALE 1:5**

CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	DRAINAGE PLAN
REFERENCE:	NSCWS007
REVISION:	C
DATE:	13/11/25
AUTHOR:	JP
SCALE:	1:400 @A1

nottssport ///
Surfacing Specialists

NOTTS SPORT LTD, BRIDGE FARM, HOLT LANE, ASHBY MAGNA, LEICESTERSHIRE, LE17 5NJ
 01455 883 730 (+44 1455 883 730)
 INFO@NOTTSPORT.COM
 WWW.NOTTSPORT.COM

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NOTES / KEY: _____

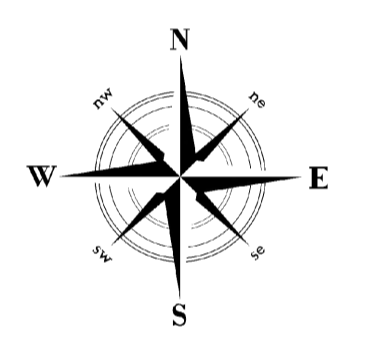
PROPOSED DEVELOPMENT - [Red line]
 [8,900M² APPROX.]

SITE BOUNDARY - [Blue line]
 [84,300M² APPROX.]

INDICATIVE SOFT LANDSCAPING (SOLID) AND BIODIVERSITY NET GAIN 'BNG' AREAS (HATCH), TO PROVIDE SAFE ACCESS AROUND THE AGP AND TO MEET BNG REQUIREMENTS RESPECTIVELY
 MAXIMUM 1:3 GRADIENT FOR MAINTENANCE, WITH THE BNG FEATURES DETAILED SEPARATELY

A HARD STANDING SPECTATOR AREA AND ACCESS PATH WITH ASSOCIATED MESH FENCING AND KERBS
 TOTAL FOOTPRINT MEASURING 400M² APPROX.

A NEW ARTIFICIAL GRASS PITCH (AGP) WITH ASSOCIATED MESH FENCING, LED LIGHTING, AND STORAGE RECESSES
 TOTAL PLAYING AREA OF 97.00M X 61.00M WITH 2NO. 30.00M X 3.00M RECESSES



CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	PROPOSED SITE PLAN
REFERENCE:	NSCWS003
REVISION:	B
DATE:	14/08/25
AUTHOR:	JP
SCALE:	1:500 @A1

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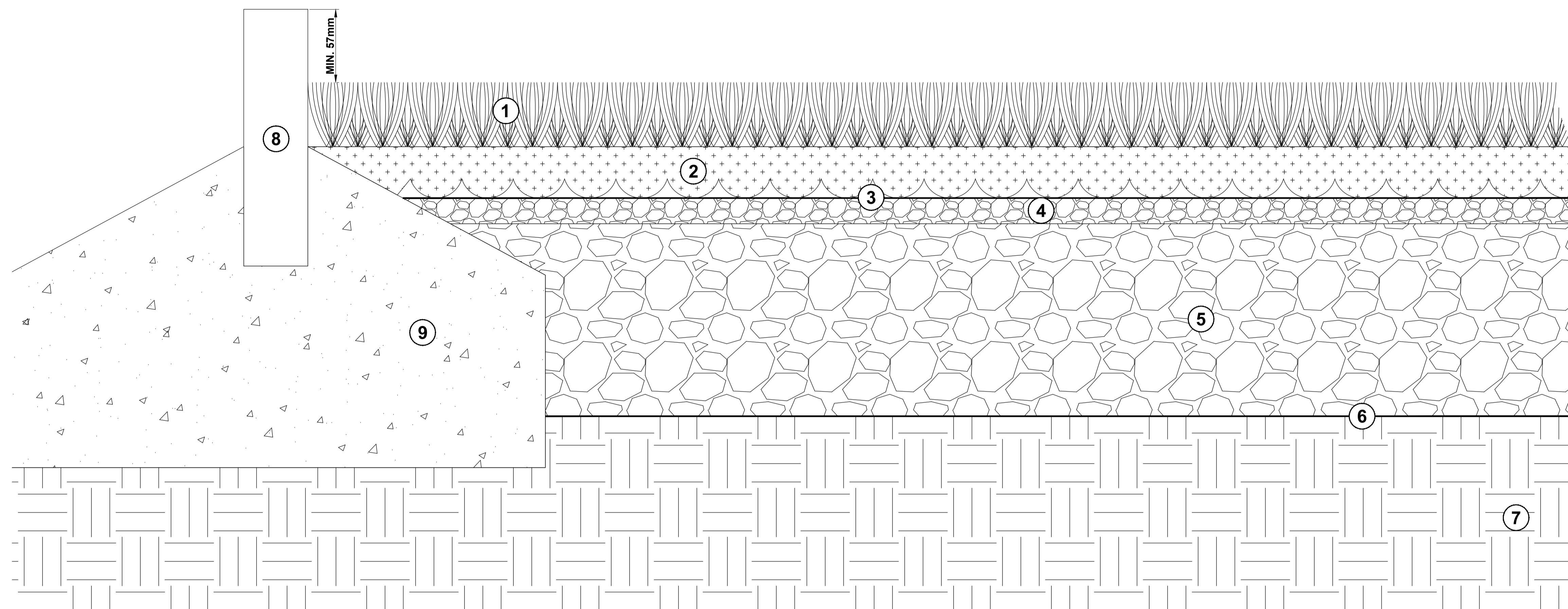
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CLIENT SIGNATURE: _____

DATE SIGNED: _____

NOTES / KEY: _____



1. NEW 3RD GENERATION (3G) ARTIFICIAL TURF
[50MM]
2. NEW SHOCKWAVE ECOBASE TILE TO ENHANCE FOOTBALL & RUGBY SPORTS PERFORMANCE
[40MM]
3. NEW NOTTSFILM LAYER
[1MM]
4. NEW 0-6MM STONE AGGREGATE LAYER
[20MM]
5. NEW MOT TYPE 3 (TYPE 1X NO FINES) AGGREGATE BASE
[150MM]
6. NEW GEOTEXTILE LAYER
[1MM]
7. EXISTING FORMATION TRIMMED, ROLLED, & FULLY CONSOLIDATED TO CREATE A STABLE FORMATION WITH AGREED CBR RATING
8. NEW PRE CAST CONCRETE (PCC) PIN KERB AT A RAISED LEVEL TO INCREASE PITCH ATTENUATION
[MIN. 150MM X 50MM]
9. NEW C15P GRADE CONCRETE HAUNCH/FOUNDATION
[MIN. 420MM X 150MM]

CLIENT:	CARDINAL WISEMAN CATHOLIC SCHOOL
PROJECT:	ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT
LOCATION:	POTTERS GREEN ROAD, COVENTRY, CV2 2AJ
DRAWING:	CROSS SECTION PLAN
REFERENCE:	NSCWS004
REVISION:	B
DATE:	03/10/25
AUTHOR:	JP
SCALE:	1:2 / A1

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An estimated storage volume of 617.2m³ will be required for the 1 in 100 year plus 40% Climate Change (CC) event.

Attenuation storage will be provided within the MOT Type 3 layer beneath the pitch and recess areas. A sub-grade depth of 150mm across an area of 6,097m² with a void ratio of 30% would provide 274.37m³ of attenuation storage.

A volume of 342.83m³ across the pitch and recess area covering 6,097m² would result in an above ground flooding depth of up to 56.2mm which will be contained above ground within a 57mm kerbed perimeter.

THE SOFT LANDSCAPING (SOLID) AND BIODIVERSITY NET AREAS (HATCH), TO PROVIDE SAFE ACCESS AROUND THE PITCH AND TO MEET BNG REQUIREMENTS RESPECTIVELY. THE BNG AREAS ARE TO BE MAINTAINED AT A 1% FALL RADIENT FOR MAINTENANCE, WITH THE BNG FEATURES DETAILED SEPARATELY.

Discharge to the existing watercourse


Hydro-Brake limiting flows to 2.9 l/s.

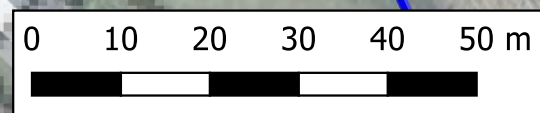
A HARD STANDING SPECTATOR AREA AND PATH WITH ASSOCIATED MESH FENCING AND LIGHTING.
TOTAL FOOTPRINT MEASURING 400M² APPROX.

A NEW ARTIFICIAL GRASS PITCH (AGP) WITH MESH FENCING, LED LIGHTING, AND STORAGE.
TOTAL PLAYING AREA OF 97.00M X 61.00M WITH 2NO. 30.00M X 3.00M STORAGE AREAS.

Notes:
 1) This sketch has not been subject to formal checks or approvals. Its validity and use must therefore be limited to discussion and information purposes only.
 2) Unless otherwise noted the risks associated with this proposal are not considered to be extra ordinary and within the remit of an experienced and competent contractor.
 3) All dimensions in millimetres and all levels in metres above ordnance datum unless shown otherwise.
 4) This drawing is an ammendment of the 'Proposed Site Plan' by 'Notts Sport'. This drawing provides a concept only and is not intended for detailed design.

- LEGEND**
- Site Boundary
 - Land Within Client Ownership
 - MOT Type 3 Layer- 150mm
 - 57mm Kerbed perimeter
 - Hydro-Brake Chamber
 - Surface Water Drain

CLIENT:		Notts Sport Ltd	
		 www.waterco.co.uk	
SCHEME:		Cardinal Wiseman School, Coventry	
PLOT TITLE:		Concept Drainage Sketch	
PLOT STATUS:		SKETCH	DATE: 03-10-2025
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
MJW	AW	NJ	1:800
PLOT NAME:			REVISION:
16965_Concept_Drainage_Sketch			-



Planning Committee Report	
Planning Ref:	PL/2026/0000646/PAEC
Site:	Sports Ground, Holbrook Lane, Coventry, CV6 4DG
Ward:	Holbrooks
Proposal	Prior approval for the installation of telecommunications base station comprising 20m monopole supporting 2no. antennas, 300mm dishes with 7no. equipment cabinets and ancillary development thereto within compound fencing.
Case Officer:	Emma Spandley

INTRODUCTION

The application seeks Prior Approval for the siting of a 20m monopole telecommunication Mast and associated development including cabinets and compound fencing within the existing car parking of the sports ground.

Part 16 of the General Permitted Development Order (GPDO) establishes that the installation of a telecommunication mast is permitted development and therefore it is accepted in principle by virtue of the legislation.

The Local Planning Authority (LPA) can only assess the proposed development on the basis of its siting and appearance, taking into account any representations received.

There is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

RECOMMENDATION

Planning Committee are recommended to grant the Prior Approval relating to the siting and design only, subject to conditions.

REASON FOR DECISION

The proposal is acceptable in principle, will not adversely impact upon highway safety, will not adversely impact upon character of appearance of the area, will not adversely impact upon the amenity of neighbours and accords with Policies C2, DE1 and AC1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to the private car park associated with St Finbarr's Sports and Social Club, located at 303 Holbrook Lane.

The mast will be located towards the eastern end of the car park to the south of and behind the existing Morrisons Building which is located off Parkgate Road and adjacent to an existing sports pitch located to the south of the mast associated with the Sports and Social Club.

APPLICATION PROPOSAL

The application seeks prior approval of the Local Planning Authority (LPA) for the installation of a 20m monopole with 2no antenna, 300mm transmission dish, 7no cabinets with a fence being erected around the compound on 4no car parking spaces located within the private car park of St Finbarr's Sport and Social Club.

RELEVANT PLANNING HISTORY

Planning Application No.	Description of Development	Decision & Date
FUL/2011/1963	Change of use from health centre (Use Class D1) to leisure facility (Use Class D2).	Granted 16 th December 2011
S73/2013/1481	Variation of Condition No. 5 to allow use of the premises until 2.00am: imposed on planning permission reference FUL/2011/1963, granted on 16th December 2011 for change of use from health centre (Use Class D1) to leisure facility Use Class D2).	Granted at Planning Committee 12 th September 2013 and issued 16 th September 2013

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF 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 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 National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy C2: Telecommunications

Policy DE1: Ensuring High Quality Design

Policy GE4: Tree Protection

Policy AC1: Accessible Transport Network

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy DE1: Ensuring High Quality Design

Policy GE4: Tree Protection

Policy AC1: Accessible Transport Network

CONSULTATION

No objections received from:

- Environmental Protection

No objections subject to conditions have been received from:

- Local Highway Authority.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted.

5no letters of objection have been received, raising the following material planning considerations:

- The siting of the mast near to houses
- The health implications of mobile phone masts

With regards to these representations, all were received from addresses within 200 metres of the application site.

Any further comments received will be reported within late representations.

APPRAISAL

The issues in determining this application are the principle of development, impact on character and appearance of the area, impact on neighbouring amenity, health impacts, highway considerations and equality implications.

Principle of Development

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) requires the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received.

Part 16 of the GPDO establishes that the proposal is permitted development and therefore it is accepted in principle by virtue of the legislation and there is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

Nevertheless, Policies C2 and DE1 of the Coventry Local Plan (CLP) (and Policy DE1 of the emerging Local Plan) are material considerations as they relate to issues of siting and appearance. They seek to ensure telecommunications installations are suitably sited and do not adversely affect character, appearance or amenity. Similarly, the National Planning Policy Framework (NPPF) is also a material consideration and includes a section on supporting high quality communications.

Impact on character and appearance of the area

The supporting information highlights other sites have been considered and discounted with the application site identified as the most suitable option that balances operational

need with local and national planning policies and that it will deliver public benefit in terms of the mobile services it will provide.

The search process involved an initial 'desk-top' survey to ascertain and identify major constraints and impediments, followed by a physical search of the area. It is important to acknowledge that demand for network coverage is always most prevalent within dense residential areas, especially following the working from home shift post pandemic.

Complications continue when one realises that 5G frequencies are higher than previous generations and cannot propagate as far, or through materials as well as previously. As a consequence, the technology requires smaller cells which reduces the availability of options even further. It is recognised that the very nature of installing new 5G communications infrastructure within a dense residential area requires a well-measured balance between the need to extend practical coverage with the risk of increasing visual intrusion. Unfortunately, within dense residential areas, views from residential properties are inevitable but nonetheless, the most viable solution that minimises amenity issues, has been put forward.

For context, the site is within the grounds of an existing sports and social club, which lies within a commercial area, mixed in with houses. The access to the site is from Holbrook Lane, which lies in between a car sales and repair business and a row of shops with flats above. On the opposite side of Holbrook Lane is another car sales and repair business. A petrol station is located to the south of the row of shops on Holbrook Lane. The nearest residential properties are located over 95m away.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. It is paramount that digital connectivity is supported and maintained throughout the country. In particular the shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity across the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

Due to the significant separation distances involved and intervening buildings the apparatus and cabinet are not considered to result in any significant impact upon the amenities of nearby residents.

Impact on neighbouring amenity

The Mast will be located towards the eastern end of the car park behind the existing Morrisons Building which is located off Parkgate Road and adjacent to an existing sports pitch located to the south of the mast associated with the Sports and Social Club.

The nearest residential properties, measured how the crow flies northwards, are located fronting Parkgate Road, Nos.25 – No.47 (odd) and sit to the front of Morrisons. They are located over 95m away. The Morrisons building is in between the proposed mast and the houses.

Beyond Morrisons to the northwest are No.53 – No.83 Parkgate Road, with No.53 over 100m away and No.83 being over 174m away.

The new properties being constructed within Algate Close to the northeast that sit behind No.65 – 83 Parkgate Road are over 115m away from the mast.

To the west the properties within Blenheim Avenue, No.12 and No.46 are side onto the site, separated by a full-sized pitch and are over 170m away.

The properties within Holborn Avenue to the south are located over 95m away.

Due to the location of the mast within the private car park of a Sports and Social Club in a mixed area of commercial and residential it is considered there will be an acceptable impact on residential amenity.

Health Impacts

The installation of telecoms infrastructure would normally count as development and require planning permission. However, communications network operators have certain permitted development rights. These are rights to make specified changes to a building or land without the need to apply for full planning permission from the local planning authority (LPA). They are derived from a general planning permission granted by Parliament. Whether or not a mobile mast is permitted development will depend on its height and location.

Operators have to submit a statement that confirms that a mobile mast will adhere to exposure limits on non-ionising radiation set by International Commission on Non-Ionizing Radiation Protection (ICNIRP). The ICNIRP is an independent organisation that provides scientific advice and guidance on non-ionising radiation. It is formally recognised by the World Health Organisation (WHO) and the International Labour Organisation (ILO).

The UK Health Security Agency, which is responsible for assessing risks to public health, recommends that ICNIRP guidance should be followed. The Government states that local authorities should not set health safeguards that are different to ICNIRP guidelines. The application has been accompanied by a declaration that all equipment will be in full compliance with ICNIRP guidelines.

The Government also states that local authorities should not refuse applications for mobile masts on health grounds where ICNIRP guidelines are met.

Highway Considerations

Application FUL/2011/1963 which approved the change of use from a health centre to the sports and social club, imposed condition no.2 required the existing vehicle and cycle parking areas and manoeuvring space to be kept free of obstruction and be available for use.

Subsequent application S73/2013/1481 varied condition 5 (opening hours) imposed the same condition (No.1), which required the parking spaces to be kept free and available for use.

The proposed mast and base stations will result in a loss of approximately 4 car parking spaces from the site. As a proportion of the wider parking capacity this represents only a minor loss, therefore the Local Highway Authority (LHA) considers this would be unlikely

to result in any severe highway impacts that would be to a level that would warrant refusal of the application on highway grounds.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

Objectors have raised concerns over the Health Impacts of telecommunication masts. In this case, the local planning authority can only assess the proposed development on the basis of its siting and appearance, taking into account any representations received.

Operators have to submit a statement that confirms that a mobile mast will adhere to exposure limits on non-ionising radiation set by International Commission on Non-Ionizing Radiation Protection (ICNIRP) and the Government states that local authorities should not set health safeguards that are different to ICNIRP guidelines. The Government also states that local authorities should not refuse applications for mobile masts on health grounds where ICNIRP guidelines are met.

The application has been accompanied by a declaration that all equipment will be in full compliance with ICNIRP guidelines. It is therefore concluded that there will not be an unacceptable impact on individuals with protected characteristics. The proposal is considered to comply with the requirements of the Equality Act 2010.

CONCLUSION

The proposal falls within the provisions of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and in line with guidance in the NPPF and therefore it is recommended that the prior approval is required and those details, having been submitted, are acceptable, subject to a condition requiring the cabinets to be colour coated green, with the mast colour coated black.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.
Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD)

The National Planning Policy Framework (NPPF) 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 NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

Principle of development

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) establishes that the proposal is permitted development where the local planning authority can only assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received.

Part 16 of the GPDO establishes that the proposal is permitted development and therefore it is accepted in principle by virtue of the legislation and there is no requirement to have regard to the development plan as there would be for any development requiring planning permission.

Impact on Character and appearance of the area

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.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 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 users; 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

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.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

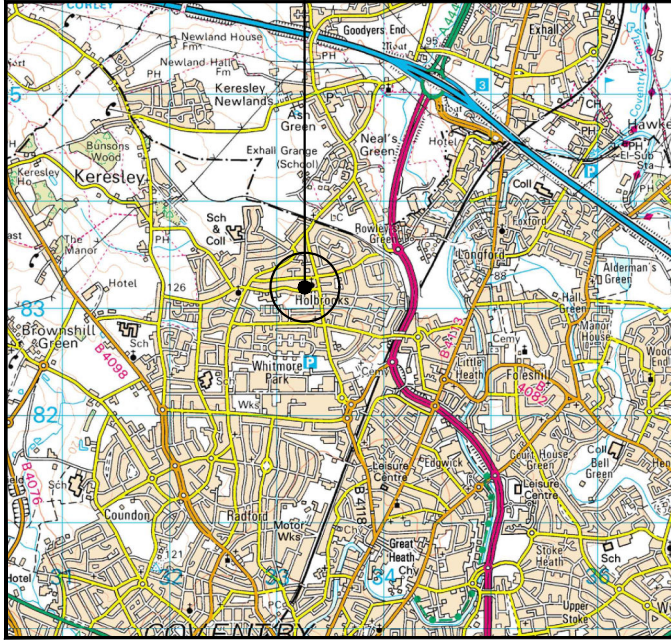
CONDITIONS /REASONS

<p>1.</p>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • DRAWING - Site Location Maps - Drawing No.100 Rev A • DRAWING - Proposed Site Plan - Drawing No.201 Rev C • DRAWING - Proposed Site Elevation A - Drawing No.301 Rev B
<p>Reason</p>	<p><i>For the avoidance of doubt and in the interests of proper planning.</i></p>
<p>2.</p>	<p>Within one month of the installation of the Mast and associated apparatus hereby approved, they shall have been colour coated Black (RAL 9005).</p>

	<p>The ground based cabinet(s) hereby approved, they shall have been colour coated Green, in accordance with the approved plans. Any replacement or modification shall be colour coated to match within one month of being carried out.</p>
Reason	<p><i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>

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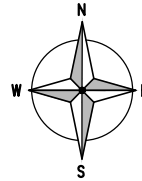
SITE LOCATION



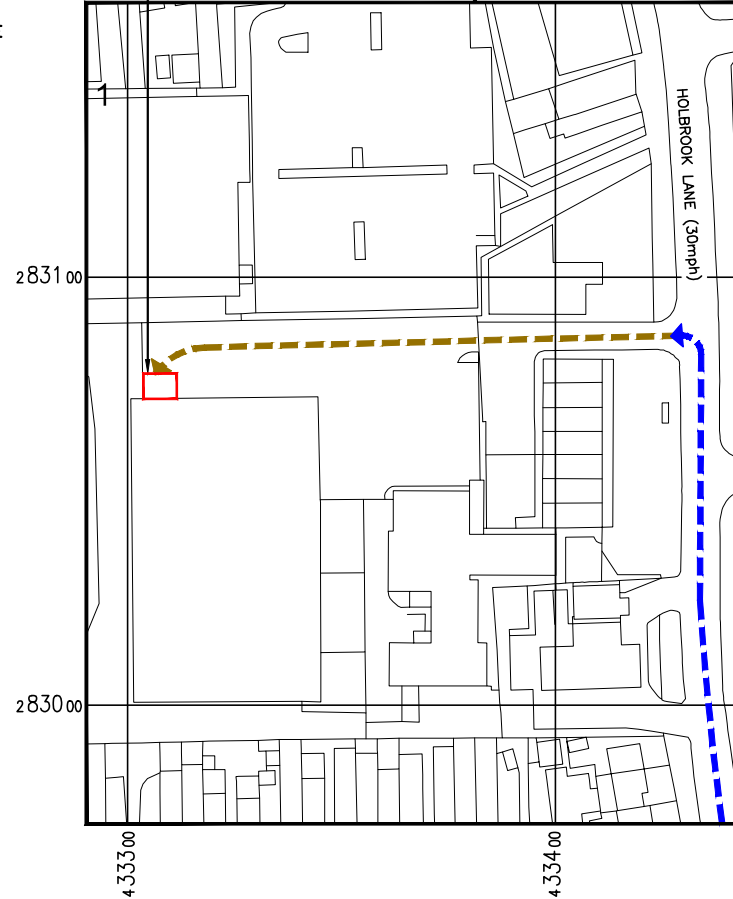
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1:50000

SITE LOCATION
(Scale 1:50000)

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SITE LOCATION

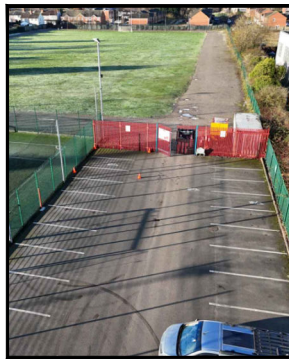


DETAILED SITE LOCATION

(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100020449

0 12.5 25 37.5 50 62.5m
1:1250



SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 433308 N: 283077

DIRECTIONS TO SITE:

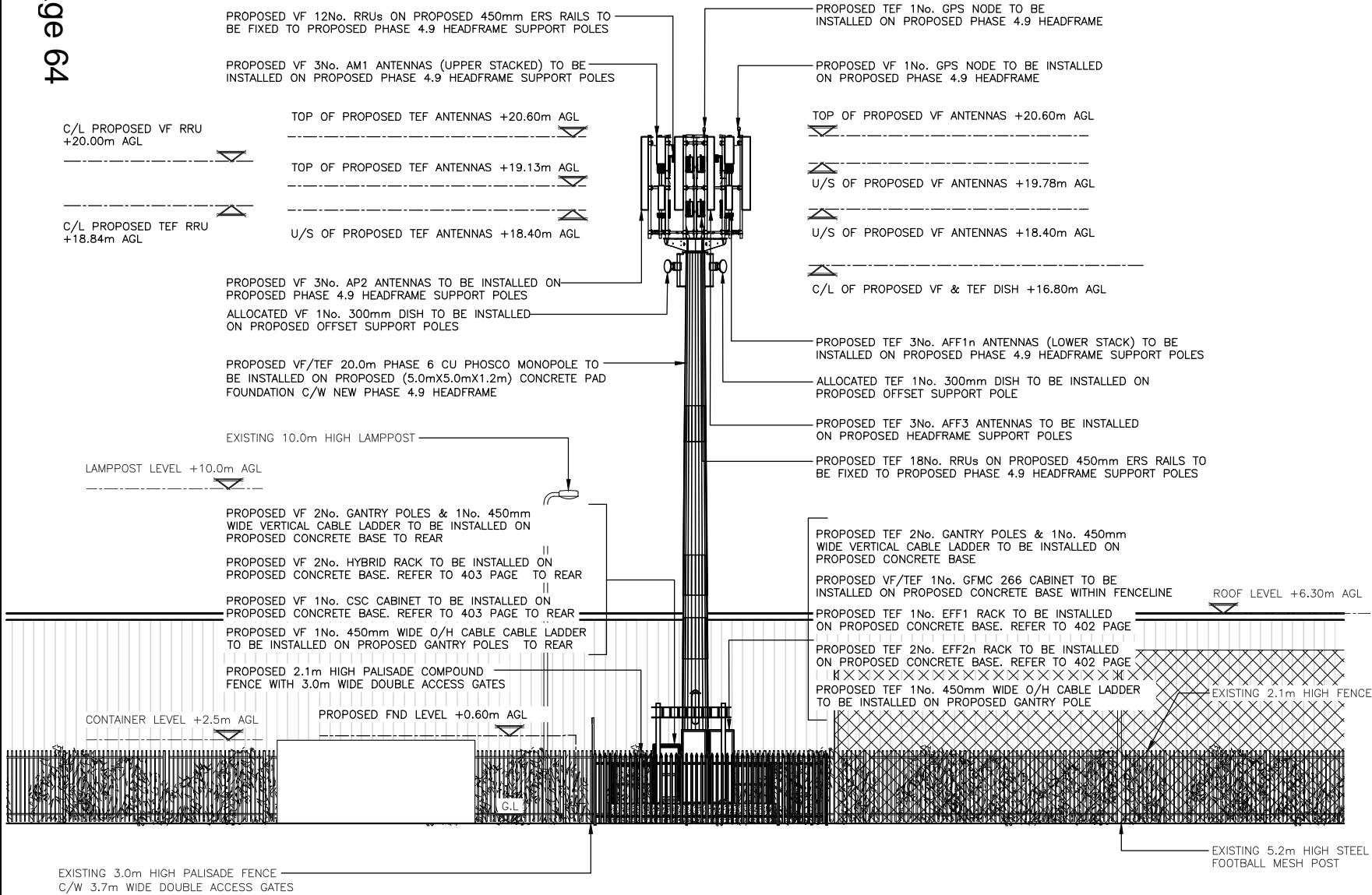
M42 AND M6 TO JIMMY HILL WY./A444 IN EXHALL. TAKE EXIT 3 FROM M6 CONTINUE ON JIMMY HILL WY./A444. TAKE HEN LN TO HOLBROOK LN IN COVENTRY. THE SPORTS GROUND / CLUBS ARE ADJACENT MORRISONS SUPERMARKET

NOTES:

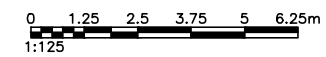
A	Issued for Approval	EMF	MH	21.05.25
REV	MODIFICATION	BY	CH	DATE



Cell Name		Opt.
BLENHEIM AVENUE SPORTS GROUND		N
Cell ID No		
CORNERSTONE	VF	TEF
30680800	21763_0	24779
Site Address / Contact Details		
BLENHEIM AVENUE FOLESHILL COVENTRY WEST MIDLANDS CV6 4DG		
Drawing Title: SITE LOCATION MAPS		
Purpose of Issue: PLANNING		Dwg Rev:
Drawing Number: 100		A
Surveyed By: KTL	Original Sheet Size: A3	Pack Issue:
Drawn: EMF	Date: 21.05.25	Checked: MH Date: 21.05.25
		C



PROPOSED SITE ELEVATION A
(1:125)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 433308	N: 283077
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NOTES:

NOTE:
EXISTING 3No. PARKING LANE TO BE OCCUPIED PRIOR TO UPGRADE WORKS COMMENCING

C	Amendment as per FRA	NC	NC	12.03.26					
B	Amendment	EMF	MH	23.07.25					
A	Issued for Approval	EMF	MH	21.05.25					
REV	MODIFICATION	BY	CH	DATE					



Cell Name		Opt.
BLENHEIM AVENUE SPORTS GROUND		N
Cell ID No		
CORNERSTONE	VF	TEF
30680800	21763_0	24779

Site Address / Contact Details

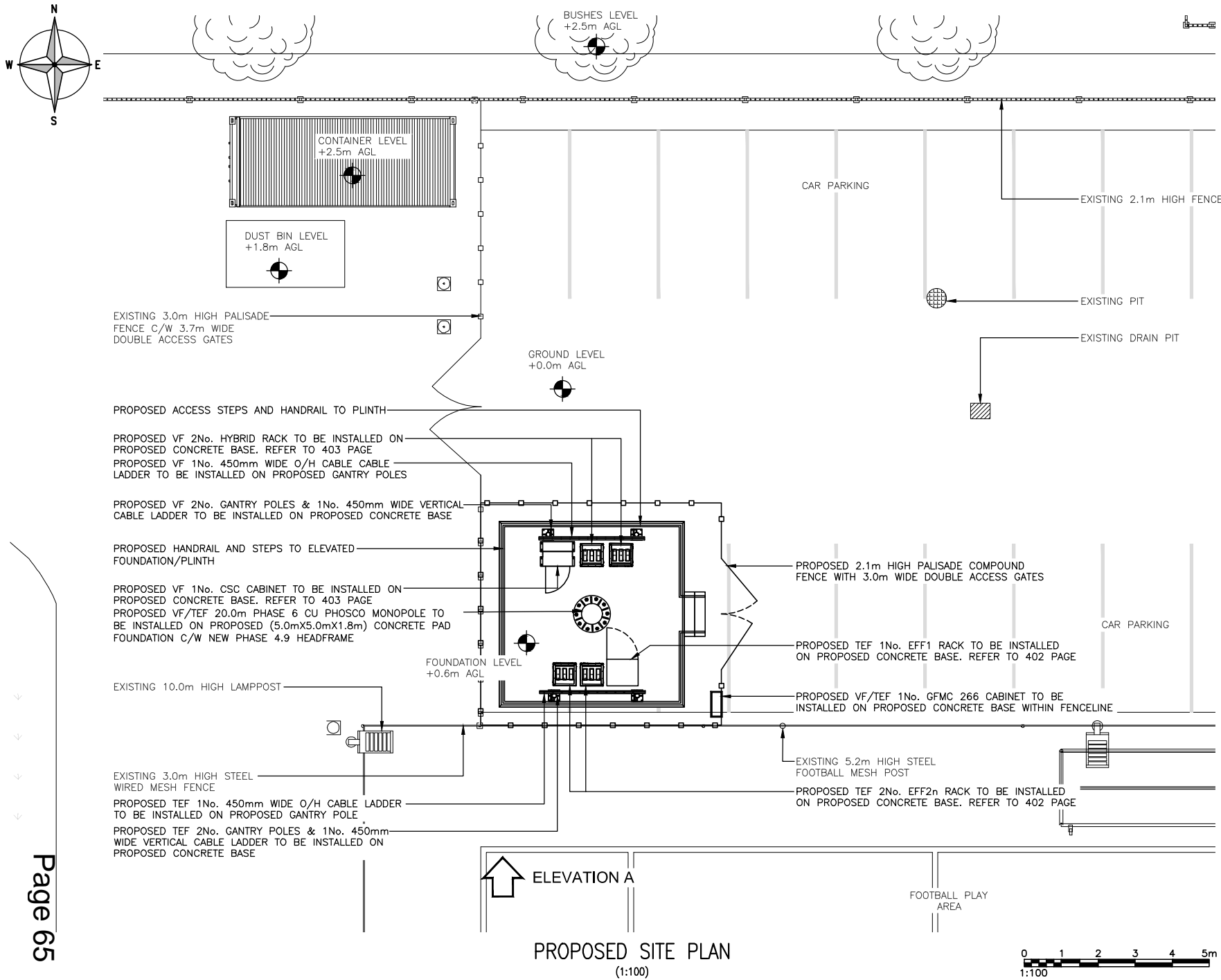
BLENHEIM AVENUE
FOLESHILL
COVENTRY
WEST MIDLANDS
CV6 4DG

Drawing Title: PROPOSED SITE ELEVATION A		
Purpose of Issue: PLANNING		Dwg Rev:
Drawing Number: 301		C
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	Date: 21.05.25	C

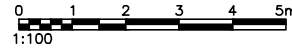
These drawings comply with VF & VMO2 Standard ICNIRP guidelines, under configuration VM10-A
Designed in accordance with Cornerstone documents: SDN0007 & SDN0009 v8.0

Notes

EMF Control
EMF Control REF: TBC



PROPOSED SITE PLAN
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 433308 N: 283077

NOTES:

NOTE:
EXISTING 3No. PARKING LANE TO BE OCCUPIED PRIOR TO UPGRADE WORKS COMMENCING

C	Amendment as per FRA	NC	NC	12.03.26
B	Amendment	EMF	MH	23.07.25
A	Issued for Approval	EMF	MH	21.05.25
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
BLenheim AVENUE SPORTS GROUND	N

Cell ID No		
CORNERSTONE	VF	TEF
30680800	21763_0	24779

Site Address / Contact Details

BLenheim AVENUE
FOLESHILL
COVENTRY
WEST MIDLANDS
CV6 4DG

Drawing Title: **PROPOSED SITE PLAN**

Purpose of Issue: **PLANNING**

Drawing Number: **201**

Surveyed By: **KTL** Original Sheet Size: **A3** Pack Issue:

Drawn: **EMF** Date: **21.05.25** Checked: **MH** Date: **21.05.25** C

These drawings comply with VF & VMO2 Standard ICNIRP guidelines, under configuration VM10-A
Designed in accordance with Cornerstone documents: SDN0007 & SDN0009 v8.0

Notes

EMF Control
EMF Control REF: TBC

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Planning Committee Report	
Planning Ref:	PL/2026/0000448/TPA
Site:	74 Howes Lane
Ward:	Wainbody
Proposal:	To fell one mature English Oak tree (T1) protected by the City of Coventry (Howes Lane No.1) Tree Preservation Order 1967.
Case Officer:	Michael Walker

INTRODUCTION

This application is reported to Planning Committee for determination following a call-in request by Councillor John Blundell. The proposal seeks consent for the felling of an Oak tree which is protected by a Preservation Order (TPO - Howes Lane No1), located within the rear garden of a residential property. The application has generated representations from neighbouring residents and is recommended for refusal.

RECOMMENDATION

Planning Committee are recommended to refuse permission for the proposed works to a protected tree for the reasons set out within this report.

REASON FOR DECISION

The proposed works have been assessed having regard to the Development Plan and all other material considerations. The proposed felling of a protected Oak tree, which is of significant amenity value and contributes positively to the character and appearance of the local area and wider historic landscape, is considered unjustified. The tree is in good health and structural condition, and the reasons put forward for its removal are not sufficient to outweigh its public amenity value. The proposal is therefore contrary to Policies DE1, GE3 and GE4 of the Coventry Local Plan, which seek to protect important landscape features and trees of amenity value.

SITE DESCRIPTION

The application site comprises the rear garden of a detached residential property at 74 Howes Lane, located within the Wainbody ward in an established suburban area. The surrounding context is predominantly residential in character, consisting of similar detached and semi-detached dwellings set within defined garden plots.

The site contains a mature English Oak tree (identified as T1), situated towards the rear of the garden and protected by the City of Coventry (Howes Lane No.1) Tree Preservation Order 1967. The tree is approximately 200 years of age, 20 metres in height with a broad, well-formed crown extending to around 15 metres in diameter.

Due to its visual form, maturity, and position, the tree is a prominent feature within both the site and the wider area. The tree provides a pleasant backdrop to the properties when viewed off Howes Lane, where it visually softens the hard build lines of the dwellings. It is highly visible from surrounding public vantage points, including views from the cul-de-sac and nearby roads such as Howes Lane, Grange Avenue and St Martin's Road.

APPLICATION PROPOSAL

The application seeks consent for the felling of one mature Oak tree (T1) located within the rear garden of the property, which is protected by the City of Coventry (Howes Lane No.1) Tree Preservation Order 1967. The removal is sought due to concerns relating to structural damage, shading, and drainage issues.

RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
R/2007/2345	<i>External alterations and new sloping roof Historic Reference: 30976/A</i>	Granted 28/12/2007

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DE1: Ensuring High Quality Design

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

The Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DE1: Ensuring High Quality Design

Policy GE3: Biodiversity, Geological, and Landscape Conservation

Policy GE4: Tree Protection

Supplementary Planning Guidance/ Documents (SPG/SPD/DPD):

Trees and Developer Guidance SPD

CONSULTATION

Objections received from:

- Tree Officer

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 02/04/2026.

Neighbour letters were sent on 05/05/2026

2 letters of support for the proposals have been received, raising the following material planning considerations:

- a) Concerns regarding the size and scale of the tree and its impact on light to neighbouring properties and gardens
- b) Concerns relating to potential structural damage, drainage issues, and the presence of roots affecting underground pipes
- c) Concerns regarding safety, including the risk of falling branches or tree failure during adverse weather conditions
- d) Nuisance associated with seasonal leaf fall, sap deposition, and blockage of gutters.

With regards to these representations, all were received from addresses within the immediate proximity of the application site.

Any further comments received will be reported within late representations.

APPRAISAL

The main issue in determining this application is whether there is sufficient evidence to justify the removal of this protected tree. The relevant policy considerations are set out within the Policy Appendix.

Assessment

There is a presumption in favour of retaining protected trees unless there is clear and convincing evidence to justify their removal as stated in Policy GE4.

In this instance, the Oak tree is of good health and structural integrity and is highly visible from surrounding public vantage points, including the adjacent cul-de-sac and nearby roads. It has a well-formed crown and contributes positively to the character, appearance and verdant quality of the area. The Council's Tree Officer has confirmed that the tree is a prominent and valuable feature within the local and wider landscape and that it forms part of a limited group of remaining trees protected under the 1967 Tree Preservation Order.

The proposed felling of the tree would result in the total loss of this feature and would have a significant adverse impact on the visual amenity of the area contrary to policy DE1 and GE4 of the Local Plan

The concerns raised by the applicant and neighbouring occupiers in respect of structural damage, drainage issues, shading, and general nuisance are acknowledged.

However, the submitted Tree Safety Report confirms that the tree is in good overall health and does not provide robust or qualified evidence to substantiate concerns regarding structural instability. The Council's Tree Officer has also raised no concerns regarding the condition or safety of the tree.

With regard to drainage, the Severn Trent report does not identify Oak tree roots as the cause of the issues and instead attributes the problems to defects within the existing crock pipe system. The tree officer advises that replacement or relining of the crock pipework by inserting a flexible liner would resolve the issue.

Whilst there is some damage to retaining walls in the gardens upper level, there is no evidence to suggest that this entirely due to the tree.

Issues such as shading, leaf fall, sap and debris are seasonal and characteristic of trees and are not, in themselves, sufficient justification for removal. Alternative measures exist, including routine maintenance and minor works, which could reasonably mitigate these impacts.

Overall, it is considered that the limited harm to residential amenity does not outweigh the significant public amenity value of the tree, and therefore does not justify its removal contrary to policies GE3, GE4 and DE1 of the Local Plan 2017

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed felling of this Oak Tree (T1) protected by the City of Coventry (Howes Lane No.1) Tree Preservation Order 1967 is not considered acceptable as it would result in the unjustified loss of a protected tree of significant amenity value, which makes an important contribution to the character and appearance of the area and wider historic landscape. The tree is in good health and structural condition, and insufficient evidence has been provided to demonstrate that its removal is necessary. The proposal would therefore be contrary to Policies DE1, GE3 and GE4 of the Coventry Local Plan 2017, as well as emerging Policies DE1, GE3 and GE4, and is not consistent with the aims of the NPPF in seeking to protect and enhance the natural environment.

POLICY APPENDIX

National Planning Policy Framework (NPPF) (2024)

The NPPF places great weight on the protection and enhancement of the natural environment. It recognises the importance of trees in contributing to the character and quality of an area and seeks to ensure that development results in positive outcomes for the natural environment.

Coventry Local Plan 2017

Policy GE3: Biodiversity, Geological and Landscape Conservation

Policy GE3 seeks to protect and enhance biodiversity and important landscape features. Development proposals that would result in the loss or deterioration of features of ecological, geological or landscape value will only be permitted where the benefits of the development clearly outweigh the harm.

Policy GE4: Tree protection

Policy DE1: Ensuring High Quality Design seeks to ensure that all development follows key principles which includes the need to respect and enhance landscape quality including trees, hedges and other landscape features of value.

Emerging Local Plan (Submission Version – under Examination)

Policy GE3: Biodiversity, Geological and Landscape Conservation

The emerging policy continues to support the protection and enhancement of biodiversity and landscape features, resisting proposals that would lead to their unjustified loss.

Policy GE4: Tree Protection

Policy GE4 places specific emphasis on the protection of trees, particularly those subject to Tree Preservation Orders. Development proposals should avoid the loss of protected trees unless robust justification is provided, and appropriate mitigation or replacement is secured where necessary.

REASON FOR REFUSAL

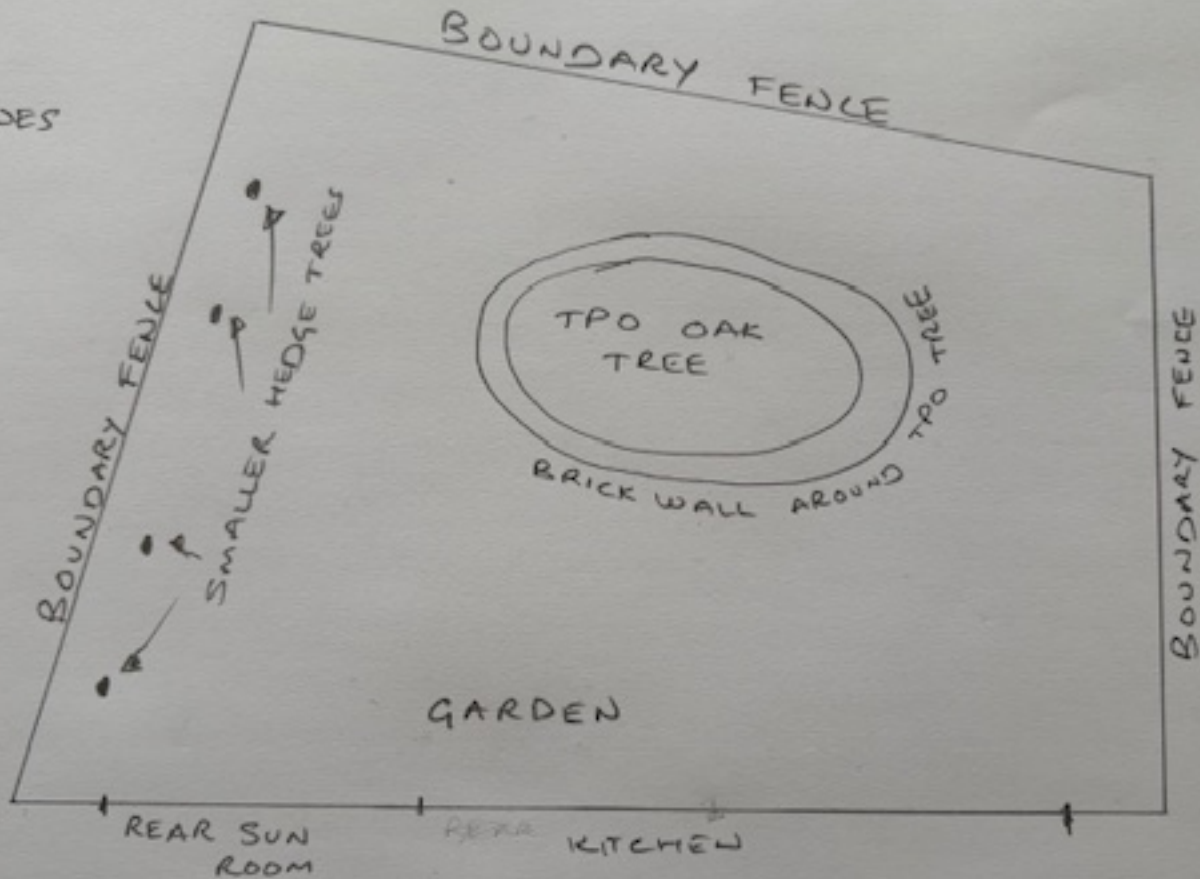
1. The proposed works would result in the unjustified loss of a protected tree of significant amenity value, which makes an important contribution to the character and appearance of the area and wider historic landscape. The tree is in good health and structural condition, and insufficient evidence has been provided to demonstrate that its removal is necessary. The proposal would therefore be contrary to Policies DE1, GE3 and GE4 of the Coventry Local Plan 2017, as well as emerging Policies DE1, GE3 and GE4, and is not consistent with the aims of the NPPF in seeking to protect and enhance the natural environment.

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