

Late Representations

Planning Committee 13 July 2017

Item No. 8	<p>Application No. - FUL/2017/0756</p> <p>Description of Development - Demolition of existing building and erection of residential building with 11 units (mix of 1 bed and 2 bed units) with external space provided for each unit</p> <p>Site Address - Little Cedars Meadfoot Road</p> <p>Clarification on proposal</p> <p>There have been non-material concerns raised by local residents following speculation that the proposed building would be used as a hostel (sui generis) or a rehabilitation centre (C2 Use Class). For clarification such uses would fall within a different use class to the proposed residential apartment building (C3 Use Class) and would require planning permission.</p> <p>Additional correspondence</p> <p>The applicant is unable to attend Planning Committee but has provided the following information in support of the scheme:</p> <ul style="list-style-type: none">- The site is derelict at present.- There is a demand for housing locally and nationally.- S106 Contributions will be made to local NHS.- The application is recommended for approval by Planning Officer- The Highways Officer has made no objections to the access and parking arrangements. <p>Additional Condition</p> <p>The Council's Drainage Engineer has raised no objection to the scheme, subject to the following condition:</p> <p>Prior to commencement of development hereby approved, the following information shall be submitted to and approved in writing by the local planning authority: i) A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques; ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site; iii) In accordance with point i above, the development discharge rate must be managed to a limiting value of 5.0 l/s offsite; iv) Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase; v) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site (this will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers); vi) Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries; vii) An intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants and the provision of evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design; viii) All 'within building plot' drainage must be considered for the incorporation of water re-use systems, such as grey water harvesting, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater; ix) The development must be considered for</p>
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	<p>the implementation of permeable paving for the management of total surface water flows, and water filtering; x) Details of a scheme to install trapped gullies serving the vehicular car access and parking facilities, together with a periodic maintenance plan, to be fully installed and maintained in accordance with the approved details prior to commencement of the development; xi) Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system, include a demonstration of how the building will be protected in such an event; xii) Provision for the drainage of the site to ensure there is no discharge of surface water to the Public Highway; xiii) Foul drainage plans. All details shall be carried out as approved. REASON: To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with the Water Framework Directive and Policies EM4 and OS4 of the Coventry Development Plan 2001 and the Supplementary Planning Document 'Delivering a More Sustainable City'.</p>
<p>Item No. 10</p>	<p>Application No. - HH/2017/0707</p> <p>Description of Development - Erection of two storey rear extensions and loft conversions to both 88 and 90 and two storey side extension to 90</p> <p>Site Address - 88 and 90 Owenford Road</p> <p>Recommendation</p> <p>To clarify, the recommended reason for refusal relates to the impact of the proposal upon the character of the host building and character of the area, and not the impact upon residential amenity. The various elements of concern are explained in detail in the design section of the report and encompass:</p> <ul style="list-style-type: none"> - The proximity of the side extension to Capmartin Road - The design of the side extension (including the use of a gable roof instead of a hipped roof) - The design and scale of the upper floor extensions and roofs <p>Appraisal</p> <p>The report explained that if a bat survey was not submitted prior to the meeting that an additional reason for refusal would be recommended, relating to potential harm to protected species. A survey has not been submitted, therefore the following additional reason for refusal is recommended.</p> <p>Additional reason for refusal</p> <p>The proposal would be contrary to Policy GE15 of the Coventry Development Plan 2001, as insufficient information has been submitted to ensure that protected species would not be harmed as a result of the development.</p>