

Late Representations Planning Committee 3 August 2017

Item No. 7	<p>Application No. - S73/2017/0902</p> <p>Description of Development - Variation of Condition 2 (drawing numbers) and Condition 16 (updated noise report) imposed on planning permission reference FUL/2016/2397 granted planning approval on 19.12.2016 for the erection of a storage and distribution unit (use class B8) with ancillary offices, mezzanine floor, gatehouse, plant and associated infrastructure including service yard, internal roads, parking, vehicle pick-up/drop-off, landscaping, boundary treatment, hardstanding and related works.</p> <p>Site Address - Land at Plots 1, 2 and 3, and part of Plot 4 Lyons Park Coundon Wedge Drive</p> <p>Consultation One additional neighbour representation received raising an objection to the application. No new issues raised.</p> <p>CCC Lighting Team – lighting design complies with statutory guidelines.</p> <p>Appraisal The table on page 15 included within the appraisal section of the report should be amended. With reference to the site plan, the amendment should read 'Revised car park layout <i>including amendment to the position of the bus stop and taxi drop off area</i>'.</p>
Item No. 8	<p>Application No. - FUL/2017/0661</p> <p>Description of Development - Erection of 8 dwellings (6 two storey dwellings and 2 bungalows) with associated landscaping, parking and access</p> <p>Site Address - Land to the east of The Old Fire Station Chetton Avenue</p> <p>Appraisal In order to overcome concerns received relating to anti-social behaviour, the applicant has provided a revised location plan indicating adjoining land to the south-west as edged blue, meaning it is under the same ownership, and proposes a new lockable security gate between the rear wall to plot 3 and the fence to the western edge of the footpath leading to the nursery. Officers have sought to alleviate concerns raised in this regard and consider this to be acceptable.</p> <p>On page 33 of the agenda the word 'estate.' has been omitted from the sentence. For clarity the sentence should read:</p> <p>a) Loss of attractive open space/green space which provides an attractive entrance to the Daimler Green estate. Importance has been placed on green space in the estate.</p> <p>Additional/Amended Conditions Amendments to Condition 12 to refer to amended Proposed Site plan drawing '14071_E' and introduction of a further plan 'Site Location Plan (as amended to include blue line)'.</p>

	<p>A further condition (13) is proposed stating the following:</p> <p>Prior to the commencement of any dwelling on the site full details, including height, appearance and siting, of lockable security gate(s) to be installed between the application site and the existing boundary fence to the western side of the existing footpath leading to the nursery and installation dates shall submitted to and approved in writing by the Local Planning Authority. The gate(s) shall be installed in accordance with the approved details and maintained thereafter.</p> <p>Reason - In the interests of designing out crime and to minimise the potential for the use of this area for anti-social behaviour and in the interests of the visual amenities of the area in accordance with Policies BE2 and BE21 of the Coventry Development Plan 2001.</p>
<p>Item No. 9</p>	<p>Application No. - OUT/2015/3601</p> <p>Description of Development - Outline application with some matters reserved for the demolition of 58 Wyken Way and erection of 5 houses (access and layout submitted)</p> <p>Site Address - Land To Rear of 42-68 Wyken Way</p> <p>Consultation Colleen Fletcher MP has written to support residents of Little Field, Stubbs Grove and Wyken Way, who are concerned about the impact of the development upon the area and their quality of life. The areas of concern include: loss of privacy; loss of security from having existing security gates removed; loss of green space and disruption during construction. The letter also refers to an application at Tallants Road, which was refused last year and is cited as a precedent.</p> <p>Appraisal The specific issues mentioned above are all discussed in the committee report. The application referred to at Tallants Road was refused due to unresolved ecological, highway, design and amenity issues and does not act as a precedent for a decision on this site.</p>