

Late Representations

Planning Committee 2 August 2018

Item No. 7	<p>Application Number HH/2018/1239</p> <p>Description of Development - Loft conversion resulting in pitched roof dormer to front elevation, flat roof dormer to rear & Front first floor bedroom wall brought level with rest of house.</p> <p>Site Address - 50 Armorial Road</p> <p>Policy - Since the committee report has been published, an updated version of the NPPF has come into effect. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.</p>
Item No. 8	<p>Application No. - HH/2018/1427</p> <p>Description of Development - Erection of ground floor rear extension.</p> <p>Site Address - 5 Heritage Court</p> <p>Policy</p> <p>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.</p> <p>Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.</p>
Item No. 9	<p>Application No. - FUL/2018/1300</p> <p>Description of Development - Demolition of existing buildings and erection of two buildings for a residential development up to a maximum height of 5 storeys and 16 storeys and plant, providing 167 dwellings including retail and/or cafe use (Use Class A1 and/or A3) at ground level, with associated car parking, cycle parking, highways works, landscaping and other associated works.</p> <p>Site Address – Elliotts Car Accessories, Gulson Road</p> <p>Principle of development</p>

The presumption in favour of sustainable development remains a key part of the new NPPF. It is now set out in Para 11 of the NPPF. The principles of sustainable development remain consistent and are set out in Paragraph 7-10.

Design and the impact upon the character of the area and heritage assets

Paragraph 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.

Chapter 16 of the NPPF now sets out national guidance on conserving and enhancing the historic environment. The officer reports references Paragraphs 132 and 134 of the 2012 NPPF. These references remain fully relevant and are now covered in the new NPPF at Paragraphs 194 and 196 respectfully. The Councils Local Plan policies HE1 and HE2 in particular remain in accordance with the new NPPF in this respect.

The impact upon neighbouring amenity

Paragraph 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is Paragraph 127 which relates to residential amenity and requires new development to "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". This does not affect the assessment of the application.

Highway considerations

Chapter 9 of the new NPPF covers Promoting sustainable transport. Although there has been some strengthening around the promotion of sustainable travel and encouraging even earlier consideration of transport matters in the planning process, these changes do not affect how this application has been considered or the policy approach set out in the Coventry Local Plan.

Developer contributions

Para 173 of the 2012 NPPF has not been directly replaced within the new NPPF. Instead it has been absorbed into a substantial update of the National Planning Practice Guidance for Viability. This continues to require development proposals to provide a "reasonable incentive" to developers and a willing land owner to bring a site forward for development. The guidance also states that "In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission". The officer's report has considered this approach as part of the application process, meaning the approach taken remains in accordance with national guidance in this respect.

In more general terms it is important to highlight that the NPPF continues to promote the delivery of brownfield land and promotes urban regeneration.

An additional condition is proposed to encourage local employment in the construction of the site, in accordance with the Council's employment strategy and Policy EM1 of the Coventry Local Plan 2016.

	<p>Additional Condition</p> <p>No development shall take place until a scheme for targeting and utilising local people for construction employment has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.</p>
<p>Item No. 10</p>	<p>Application No. - FUL/2018/1559</p> <p>Description of Development - Change of use of former shop to dwellinghouse, demolition of detached outbuilding (former Bakery) and erection of two new dwellinghouses with associated parking and private gardens.</p> <p>Site Address - 19 Forknell Avenue</p> <p>Policy</p> <p>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.</p> <p>The new NPPF continues to promote retail and retail based developments within designated centres. There is no policy framework that would restrict the loss of retail based uses outside of designated centres. This is consistent with the Coventry Local Plan. The New NPPF also continues to promote the presumption in favour of sustainable development and a high quality residential environment.</p> <p>Additional representation</p> <p>One further representation has been received from an adjoining neighbour on Lutterworth Road objecting the proposal on the following grounds:</p> <ul style="list-style-type: none"> - Loss of privacy - An eyesore with a monstrous wall at the end of the garden. - Going totally against the norm and not fitting of the residential properties that surround it. - Note that there is an existing building behind my garden (bakery) but that is a single storey building. <p>Officers note that the design has been amended to reflect that of surrounding residential properties, the separation distance between the site and Lutterworth Road properties is well in excess of the minimum 12 metres and there are no habitable windows in the flank wall to overlook these properties.</p>
<p>Item No. 11</p>	<p>Application No. - OUT/2018/1861</p> <p>Description of Development - Outline application with all matters reserved for residential development of up to 8 dwellings</p> <p>Site Address - Land to the rear of 1 -13 Wycliffe Road West and fronting Wykeley Road</p> <p>Policy</p> <p>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy</p>

	<p>Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.</p> <p>The principle issues highlighted within the officers report is the overall principle of development and the impact on neighbouring amenity. The NPPF retains the presumption in favour of sustainable development. Para 17 of the 2012 NPPF however has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is Para 127 which relates to residential amenity and requires new development to "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".</p>
<p>Item No. 13</p>	<p>Application No. - FUL/2018/1788</p> <p>Description of Development - Creation of Mini Pitch and installation of associated perimeter ball stop barrier and fencing, floodlights, hard standing areas and prefabricated changing rooms (resubmission)</p> <p>Site Address - Park Hill Primary School Lower Eastern Green Lane</p> <p>Policy</p> <p>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.</p> <p>The principle issues highlighted within the officer's report are the provision of community facilities, sports facilities and the impact on neighbouring amenity, particularly in relation to noise. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is Para 127 which relates to residential amenity and requires new development to "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". With regards noise, the principle approach of the NPPF remains unchanged and is covered in Para 180 (having previously been set out at Para 123).</p> <p>The new NPPF continues to require local authorities to plan positively for the delivery of sustainable community facilities that are easily accessible to local communities who wish to use them. This approach is set out in Policies CO1 and CO2 of the Local Plan and remains consistent with the NPPF.</p> <p>Additional/Amended Conditions</p> <p>Condition No. 2 has been updated (without reference of 3.5m acoustic barrier). It should read as below:</p> <p>2. The development hereby permitted shall be carried out in accordance with the following approved documents: Programme of Use Rev3.0; Parking Accumulation Assessment; Design and Access Statement and Planning Statement; Non-Residential Mining Report; Mini Pitch Concept Design; Proposed Changing Rooms Elevations DWG: 18-0190 08 Rev 01; Proposed Location plan DWG: 18-0190 02; Location Plan DWG:18-0190 01; Changing Facility Base Unit Details. DWG: (20) 001; Noise Management Plan; Mini Pitch Community Visitor Access Route; Proposed Layout Plan DWG:LSUK 18-0190 03 Rev 02; Proposed Layout Plan DWG:LSUK 18-0190 04 Rev 02; Survey Layout Plan DWG:LSUK 18-0190 05 Rev 02; Proposed Floodlights</p>

	DWG:LSUK 18-0190 06 Rev 02; Noise Impact Assessment Rev D; Proposed Mini Pitch Elevations DWG: LSUK 18-0190 07 Rev02.
Item No. 12	<p>Application No. - HH/2018/1387</p> <p>Description of Development - Erection of rear extension and loft conversion with rear dormer</p> <p>Site Address - 18 Crossway Road</p> <p>Policy</p> <p>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.</p> <p>Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.</p>
Item No. 14	<p>Application No. - HH/2018/1770</p> <p>Description of Development - Erection of single storey rear extension, alterations and conversion of garage to create annex</p> <p>Site Address - 145 Earlsdon Avenue North</p> <p>Policy</p> <p>Since the committee report has been published, an updated version of the NPPF has come into effect. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.</p>
Item No. 15	<p>Application No. - TP/2018/1230</p> <p>Description of Development - Oak - remove suckers off trunk to a height of approximately 7m from ground level, 5% crown thin and removal of deadwood.</p> <p>Site Address - 21 Thirlmere Close</p> <p>Policy</p> <p>Since the committee report has been published, an updated version of the NPPF has come into effect. Para 170 of the new NPPF continues to recognise the importance of planning policies and decision contributing to and enhancing the natural environment. This includes recognising the intrinsic character and beauty of trees and woodlands.</p>

	This remains consistent with the Green Environment and tree protection policies of the Local Plan.
Item No. 16	Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets Since the committee report has been published, an updated version of the NPPF has come into effect which continues to promote the identification of non-designated heritage assets through a local listing process.

