

## Late Representations Planning Committee 13 December 2018

Item No. 7	<p><b>Application No. - FUL/2018/2717</b></p> <p>Description of Development - Residential development for the construction of seven 3-bedroom houses and five 4-bedroom houses, new access road, parking and landscaping and alterations to No.61 Ansty Road</p> <p><b>Site Address</b> - Land at the side and rear of 61 Ansty Road</p> <p><b>Consultation</b> Drainage (CCC): No objection, subject to conditions.</p> <p><b>Additional Condition</b></p> <p>The Council's Drainage Team has raised no objections to the scheme but has requested the following condition to be added:</p> <p>The development hereby permitted shall not commence unless and until a drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include:</p> <ul style="list-style-type: none"> <li>(i) A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques, with the development discharge rate managed to a limiting value of 5.0 l/s offsite;</li> <li>(ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;</li> <li>(iii) Provisions for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase;</li> <li>(iv) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows and that this will not exacerbate the flood risk on or off site;</li> <li>(v) The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering;</li> <li>(vi) Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event;</li> <li>(vii) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway;</li> <li>(viii) Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.</li> </ul> <p>The scheme shall be implemented in full accordance with the approved details before the development is first occupied.</p> <p><b>REASON:</b> <i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy EM4 and EM5 of the Coventry Local Plan 2016.</i></p> <p>A note has also been applied to make the applicant aware that there is a Severn Trent Water Sewer running from north to south across the centre of the site and that the</p>
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	<p>applicant must separately consult Severn Trent Water regarding a build over or diversion agreement.</p> <p><b>Additional information</b> Members are advised that the plans linked to Item 7 on pages 25 to 32 of the agenda have been partly duplicated on pages 168 to 174 of the agenda. These duplicates can be disregarded.</p>
Item No. 8	<p><b>Application No. - FUL/2018/0774</b></p> <p><b>Description of Development</b> - Redevelopment of the site for residential purposes, (including the demolition of all existing buildings) and creation of associated access, parking, landscaping and associated infrastructure</p> <p><b>Site Address</b> - Chestnut and Hawkesmill Nurseries Browns Lane</p> <p><b>CONSULTATION</b> 2 letters have been received from a resident and the Residents Association regarding the off-site highways works. The matters raised are listed below;</p> <ol style="list-style-type: none"> <li>1. The documents regarding the development for next week's meeting do not appear to include any drawings regarding the mini-roundabout which is apparently going to solve the traffic safety issues which the Residents Association highlighted. I am concerned that this development is being recommended to be passed without the planning committee and concerned parties being able to see images on this in relation to the development</li> <li>2. The Residents' Committee understands that a "mini roundabout" is proposed at the new junction with Browns Lane. Is that true?</li> <li>3. Where is the drawing showing how this is going to work?</li> <li>4. Why has there been no public consultation on this "alleged" proposal?</li> <li>5. How does a "mini roundabout" slow traffic coming from the north end of Browns Lane around the blind bend and then pushed into the middle of the road by the existing "chicane"?</li> <li>6. Where are Highways comments on this proposal?</li> <li>7. How will buses negotiate this roundabout?</li> <li>8. How will the many and increasing number of large delivery vehicles that get lost going to Amazon negotiate the roundabout?</li> <li>9. Why is this application going to Committee on 13th December when there has clearly been no adequate scrutiny of the Developer's last minute proposals?</li> <li>10. Are you prepared to put recommend approval for what is an inherently dangerous access that will have consequences?</li> </ol> <p>In response to the comments received that are not covered in the main report:</p> <ol style="list-style-type: none"> <li>1. The detailed design of the roundabout has not been determined and will be delivered through S106 contribution. The detail will be designed by the Highway Authority in partnership with Bloor Homes. Notwithstanding not having a detailed design, the Highway Authority is content that a mini roundabout (or similar) can be delivered which will aid in mitigating the road safety concerns raised;</li> <li>2. A mini roundabout is proposed at the new junction with Browns Lane, at the request of the Highway Authority;</li> <li>3. See response to Point 1 above;</li> <li>4. Residents who are directly affected by the proposed scheme will be notified by the Highway Authority in due course as the scheme is detailed and residents comments will be considered where appropriate;</li> </ol>

5. The very nature of introduction of the roundabout will mean that drivers need to slow down to negotiate the roundabout and the design will ensure that this is achieved;
6. Highway comments are available on the Council's website
7. The design will ensure that all road users, including buses, will be able to negotiate the new junction layout;
8. This is not as a consequence of this development and therefore does not need to be considered as part of the Highway Authority's assessment of the proposals;
9. The scheme is not a developer proposal. It has been requested as mitigation by the Highway Authority via S106;

### APPRAISAL

The highway requirements, including the provision of a roundabout and junction improvements are at the request of the Highway Authority and mitigate the impacts of the development therefore will be satisfactory in highway safety terms. Subject to the S106 and conditions proposed the development is considered to accord with Policies AC1, AC2, AC3 and AC4 of the Coventry Local Plan, 2016

### House types - typo

The Hallam house type was missed off the house type table within the report. See amended table below. This does not alter the overall housing numbers on the site.

Private			75.3%
Type	Beds	Storeys	No
Chesterton	2	2	4
Byron	3	2	7
Lyttleton	3	2	11
Lyttleton SD	3	2	1
Kipling	3	2	8
Heywood	3	2	3
<b>Hallam</b>	<b>4</b>	<b>2</b>	<b>4</b>
Lydgate	4	2	2
Brooke	4	2	8
Skelton	4	2	6
Harwood	4	2	7
			<b>Total 61</b>

Rent			12.3%
Type	Beds	Storeys	No
1BF01 Swift GF	1	1	1
1BF01 Swift FF	1	1	1
2B4P Sinclair	2	2	2
3B5P Sorley	3	2	4
4B6P Strand 4	4	2	2
			<b>Total 10</b>

Shared			12.3%
Type	Bed	Storeys	No
2B4P Sinclair	2	2	4
3B5P Sorley	3	2	6
			<b>Total 10</b>

	<table><tr><td><b>Overall housing number total:</b></td><td><b>81</b></td></tr></table>	<b>Overall housing number total:</b>	<b>81</b>
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	<p><b><u>Developer contributions – off-site highways works</u></b></p> <p>Since the publication of the committee report, the S106 contribution sought for offsite highways works has increased. The contribution for offsite highway works is now £100,000. This is an increase of £40,000 from the £60,000 which was originally sought. This is due to further negotiations by highways officers regarding the potential highway design and to ensure all costs are covered by the developer for off-site works. This figure has been agreed by Bloor Homes.</p> <p><b><u>Residential amenity</u></b></p> <p>A concern has been raised regarding the potential for overlooking to No.29 Burton Close from the first floor maisonette on plot 57 and 58. It is therefore considered an additional condition should be added to the decision to ensure this window remains obscure glazed in order to protect residential privacy.</p> <p>The following wording is suggested:</p> <p>Condition 26: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) the kitchen window to be formed in the rear elevation (east elevation) of the first floor maisonette (plot 57 and 58) facing the rear elevation of 29 Burton Close, shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed, unless otherwise agreed in writing by the local planning authority.</p> <p><b><i>REASON:</i></b> <i>In the interests of the amenities of occupiers of adjacent properties in accordance with Policy DE1 of the Coventry Local plan 2016, together with the NPPF.</i></p>		
ItemNo. 9	<p><b>Application No. - HH/2018/2618</b></p> <p>Description of Development - Erection of rear extension with raised ridge line to existing dwelling.</p> <p><b>Site Address</b> - 8 Innis Road</p> <p><b>Consultation</b></p> <p>An additional 2 letters of representation have been received, raising the following material planning considerations:</p> <p>a) The objections are little changed from those of the original application earlier this year. b) It will dwarf the 2 bungalows to either side. c) No objection to the principle of this property being extended but not higher than its present roof height. d) When was the revision made? e) How can the application go to Committee?</p> <p><b>Appraisal</b></p> <p>The objections raised may be the same as those that were raised during the consideration of HH/2018/0990, but that was a different application and the comments made to that application are not automatically reproduced for this scheme.</p>		

	<p>The issue concerning the impact on the adjacent development have already been considered and discussed in the Officer's report.</p> <p>The comment concerning no objections to the principle of this property being extended are noted.</p> <p>The revision to the scheme was made whilst the report was being prepared and this was also to ensure that it has been changed sufficiently following the previous refusal.</p> <p><b>Additional/Amended Conditions</b></p> <p>3. The external facing materials to be used on the extension shall match those used on the existing dwelling in terms of their appearance and the roof shall be covered with Redland Cambrian Slate, as specified on the drawings and within the application form.</p> <p><b>Reason:</b> <i>To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p> <p>4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:</p> <ul style="list-style-type: none"> <li>i) the parking of vehicles of site operatives and visitors;</li> <li>ii) loading and unloading of plant and materials;</li> <li>iii) storage of plant and materials used in constructing the development;</li> <li>iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;</li> <li>v) wheel washing facilities;</li> <li>vi) measures to control the emission of dust and dirt during construction;</li> <li>vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.</li> </ul> <p>The approved Construction Method Statement shall be adhered to throughout the construction period for the development.</p> <p><b>Reason:</b> <i>In the interests of highway safety and the free flow of traffic.</i></p>
Item No. 11	<p><b>Application No. - FUL/2018/2639</b></p> <p>Description of Development - Erection of extensions and external alterations to create a second floor above the existing nursery building (Use Class D1) and external landscaping works</p> <p><b>Site Address - 1 Westhill Road</b></p> <p><b>Late Representation:</b></p>

	<p>One new representation has been received after the publicity period raising the following material planning considerations:</p> <ul style="list-style-type: none"> <li>• “I see from the highways report that the planning officer requested that a highway observation was completed on a Friday and or a Saturday as well as during working hours of the nursery however I see from the report was only completed in the wed Tues and wed - I fully object to this on the basis that lorries and cars come off the nearby one stop car park making pedestrian walkways extremely dangerous the building will create a blind spot for children and families.”</li> </ul> <p>The Highways Report was carried out on Tuesday 6<sup>th</sup> November and Wednesday 7<sup>th</sup> November which was agreed with CCC Highways in order to include one bin day collection which is on a Tuesday. In regards to the response mentioning Saturday this is not relevant given the Nursery is closed and this is conditioned under application reference FUL/2011/1752 Condition 2. The One Stop is not part of the application site, however Highways have also carried out parking observations on Friday 25<sup>th</sup> October 16:00 – 18:00 on Tuesday 30<sup>th</sup> October 07:00 – 09:30 and 16:00 – 18:00. Highways have no objections to the proposal.</p> <p>The request for a parking survey to be completed on a Friday or Saturday is included within the highways report as part of an internal memo to all planning officers confirming what the Highway Authority expects to see in a standard parking survey. Given the nature of the business operating hours, it was not considered to be appropriate to survey the parking availability on a Saturday as the business does not operate on that day. An email trail demonstrating the negotiation of which days would be most appropriate and acceptable to the Highway Authority to carry out the required surveys is included within the document.</p>
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