

Planning Committee Report	
Planning Ref:	S73/2019/0278
Site:	429 Fletchamstead Highway
Ward:	Westwood
Proposal:	Variation of condition No.2 (drawing numbers) & condition No.7 (finished floor levels) imposed on planning permission FUL/2018/0800 for demolition of existing buildings on site and erection of new building to provide 28 student accommodation units (210 bedrooms) granted on 14th June 2018
Case Officer:	Emma Spandley

SUMMARY

Planning permission is sought to make some minor changes to the recently approved scheme, approved under FUL/2018/0800, which granted planning permission for the demolition of the exiting buildings on site and the erection of a building of between 2.5 storeys and 6 storeys to provide 28 student accommodation units (210 bedrooms).

The principle of the development has been approved, therefore, this application only concentrates on the changes sought and the impact of those changes.

The changes are as follows: -

- The purpose-built cycle store changed to a gym & laundry room for the residents and a plant room, with the cycle stand being moved to outside.

Ground Floor:

- Section adjacent to properties located within Standard Avenue, to the rear the building line is cut in reducing the rear element in width slightly;
- Section adjacent to the vehicle access, stairwell section increased and brought forward slightly (a small recess is retained)
- Middle section recess reduced slightly;
- Rotunda recess reduced slightly;
- To the rear of the Rotunda, access door moved
- To the rear the step removed, and the rear elevation is flush;

The accommodation includes: -

- 6 Cluster flats on the ground floor, ranging from 3 beds to 9 beds, with a total of 42 beds;
- 8 Cluster flats on the first floor, ranging from 5 bed to 9 bed, with a total of 61 beds;
- 8 Cluster flats on the second floor, ranging from 5 bed to 9 bed, with a total of 61 Beds;
- 4 Cluster flats on the third floor, ranging from 5 bed to 11 bed, with a total of 32 beds;
- 1 Cluster flat on fourth floor, 7 beds;
- 1 Cluster flat on fifth floor, 7 beds.

Total number of bedrooms, 210 beds over 28 cluster flats.

Compared to what was approved: -

- 6 Cluster flats on the ground floor ranging from 4 bed to 8 bed, with a total of 42 beds;
- 8 Cluster flats on the first floor, ranging from 6 bed to 9 bed, with a total of 61 beds;
- 8 Cluster flats on the second floor, ranging from 7 bed to 9 bed, with a total of 61 beds;

- 4 Cluster flats on the third floor, ranging from 4 bed to 8 bed, with a total of 30 beds;
- 1 Cluster flats on the fourth floor, 8 bed;
- 1 Cluster flats on the fifth floor, 8 bed.

Total number of bedrooms, 210 beds over 28 Cluster flats.

BACKGROUND

Planning permission FUL/2018/0800 granted permission for the erection of a building which was 2.5 storeys high adjacent to the properties located within Standard Avenue, increasing to 6 storeys in the Rotunda, fronting onto Fletchamstead Highways. This permission allows the site to be used as a 210-student bed accommodation, split into 28 units comprising 3 – 11 bedroomed cluster flats with shared kitchens. All the bedrooms have ensuite facilities.

The application also included, within the rear garden area, a purpose-built cycle store building, together with a dedicated bin store and amenity space for the residents; 26 parking spaces with 3 spaces being dedicated blue badge holder spaces.

KEY FACTS

Reason for report to committee:	Over 5 objections have been received.
Current use of site:	Car dealership (sui generis) and car repairs/valeting/MOTs (B2 use Class)
Proposed use of site:	Student cluster flats (sui generis)

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H10, AC3 & IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The principle of the demolition of the existing building and erection of a purpose-built student accommodation has been approved, therefore, this application only concentrates on the changes sought and the impact of those changes.

The changes are as follows: -

- The purpose-built cycle store changed to a gym & laundry room for the residents and a plant room, with the cycle stand being moved to outside.

Ground Floor:

- Section adjacent to properties located within Standard Avenue, to the rear the building line is cut in reducing the rear element in width slightly;
- Section adjacent to the vehicle access, stairwell section increased and brought forward slightly (a small recess is retained)
- Middle section recess reduced slightly;
- Rotunda recess reduced slightly;
- To the rear of the Rotunda, access door moved
- To the rear the step removed, and the rear elevation is flush;

SITE DESCRIPTION

The application site relates to a rectangular site fronting the southern side of Standard Avenue and the western side of the A45 (Fletchamstead Highway). The site is currently occupied by *Autochoice*, a used car sales and MOT/service centre (sui generis/B2 use) and comprises a two-storey brick building fronting onto the A45 used as offices/showroom (which was originally The Fletchamstead Hotel and was renamed “The Fletch” public house in 1964, finally closing in 2010). There are two modern industrial buildings located within the site used for servicing of vehicles, surrounded by car parking and bounded by a palisade fence. Standard Avenue is characterised by two-storey terraced housing, which also fronts the A45 to the north of the application site. A Jaguar car dealership (Guy Salmon) and industrial units are located to the south of the site. Sainsbury’s supermarket is located on the opposite side of the highway to the east along with several fast food takeaways.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2018/0800	Demolition of existing buildings on site and erection of new building to provide 28 student accommodation units (210 bedrooms)	Approved 14th June 2018
FUL/2017/2197	Redevelopment of site to provide new building incorporating 31 student accommodation units (222 bedrooms)	Withdrawn March 2018

R/2009/0923	Erection of building for use as MOT testing centre, workshop building and valeting area	Granted July 2010
R/2009/0051	Change of use from Public House (A4 Drinking Establishments) to Car Showroom (Sui Generis) & ancillary vehicle repairs and valeting (B2 General Industrial)	Approved May 2009

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF published in February 2019 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 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 National Planning Practice Guidance (NPPG) 2014, this 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 2016, 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 H10: Student Accommodation
Policy DE1 Ensuring High Quality Design
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City

CONSULTATION

No Objections received from:

- Highways
- Drainage

No objections subject to conditions/contributions have been received from:

- Environmental Protection require condition 16 of the previous approval (FUL/2018/0800) relating to plant noise assessment and assessment of party floors will need to be applied to the rooms above the gym, plant and laundry building.

Immediate neighbours and local councillors have been notified; a site notice was posted on 11th March 2019. A press notice was displayed in the Coventry Telegraph on 28th February 2019.

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

- a) Object to the principle of development
- b) Out of character with the area
- c) Overlooking & privacy issues
- d) Impact on parking and traffic levels;

Within the letters received no objections have been received relating solely to the changes proposed as part of the application.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the impact of the changes upon the character of the area, the impact upon neighbouring amenity, highway considerations, noise, and contributions

Principle of development

The principle of the demolition of the existing former public house building on the site and the redevelopment, comprising a building ranging from 2.5 stories, adjacent to the properties in Standard Avenue increasing to 6 stories in the Rotunda, fronting onto Fletchamstead Highways. This permission allows the site to be used as a 210-student bed accommodation, split into 28 units comprising 4, 6, 7, 8 or 9 bedroomed cluster flats with shared kitchens. All the bedrooms have ensuite facilities.

The application also included, within the rear garden area, a purpose-built cycle store building, together with a dedicated bin store and amenity space for the residents; 26 parking spaces with 3 spaces being dedicated blue badge holder spaces.

Therefore, the principle of the development has been assessed and deemed acceptable with regards to the loss of employment, the loss of the locally listed building, parking / highway safety, residential amenity and character of the area.

This application deals only with the changes sought. These are as follows: -

- The purpose-built cycle store changed to a gym & laundry room for the residents and a plant room, with the cycle stand being moved to outside.

Ground Floor:

- Section adjacent to properties located within Standard Avenue, to the rear the building line is cut in reducing the rear element in width slightly;
- Section adjacent to the vehicle access, stairwell section increased and brought forward slightly (a small recess is retained)
- Middle section recess reduced slightly;
- Rotunda recess reduced slightly;
- To the rear of the Rotunda, access door moved
- To the rear the step removed, and the rear elevation is flush.

The internal layout changes slightly rearranging the floor areas, however, the number of cluster flats (units) proposed remains at 28 units totalling 210 bed spaces.

Impact on visual amenity

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.

The National Planning Policy Framework, paragraph 127 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 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The changes made are to comply with internal space standards, the recesses are still retained which help to break up sections of the building. The height of the building remains the same as approved. The main change is the step to the rear; however, this will not be read in the street and therefore the changes will not have a detrimental impact on the architectural quality of the building.

Impact on residential amenity

The changes sought relate to the design of the building, no new windows are proposed; the layout stays relatively similar, albeit the small tweaks mentioned above.

The scheme is considered to provide a good quality, secure residential environment for future occupiers of the scheme. Environmental Protection require Condition No.17 of the

original permission (FUL/20108/0800) to be expanded to include the rooms above the new plant / laundry room.

The changes will not have a detrimental impact on the occupiers of neighbouring properties through visual intrusion or loss of light.

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.

The original scheme provided 26 off road car parking spaces, 3 of which were for blue badge holders, together with a dedicated cycle store building.

This application retains the parking spaces as per application FUL/2018/0800, where Highways raised no objections.

However, the cycle parking is now proposed to be outside. Cycle parking should be secure, well-lit and clearly signed and situated in prominent accessible and convenient locations that benefits from casual surveillance by passers-by, staff or residents. Any development that requires 10 or more spaces to be provided, needs to be covered.

Details of the new cycle store have not been submitted, however, this can be controlled via a suitable worded condition. Please see Condition No.7.

Equality implications

The proposal has been reviewed and it is considered there are no known equality implications as a result of this proposal, in accordance with the Equality Act 2010

Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The University Hospital requested a contribution of £20,071.00 towards acute hospital interventions on the original application FUL/2018/0800. This was secured by a Section 106 legal agreement.

The legal agreement also secured the specified student tenure of the development in accordance with Policy H10.

The S106 agreement attached to the original permission (FUL/2018/0800) will be carried forward to this application.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, H10, AC3, AC4 & IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall begin no later than three years from the date of permission FUL/2018/0800 granted on 14th June 2018.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents:
Proposed Site Plan Drawing: AL-04-010
Proposed Ground and First Floor Drawing: AL-04-001 Rev A
Proposed 2nd and 3rd Floor Plans Drawing: AL-04-002 Rev A
Proposed 4th and 5th Floor Plan Drawing: AL-04-003 Rev A
Proposed Elevations Sheet 1 Drawing: AE-04-001 Rev A
Proposed Elevations Sheet 2 Drawing: AE-04-002 Rev A

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. No development shall take place unless and until a scheme for targeting and utilising local people for construction [and post 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.

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy JE7 of the Coventry Local Plan 2016.*

4. The development shall be carried out only in full accordance with sample details of the elevational and roofing materials, which have been submitted to and approved in writing by the local planning authority.

Reason: *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.*

5. The development hereby approved shall not commence unless and until a scheme has been submitted to and approved in writing by the local planning authority indicating where and how 'Secured by Design' standards will be incorporated into the development. This should include CCTV, vandal proof lighting and access

control systems. The scheme shall be implemented in accordance with the approved details and retained at all times thereafter.

Reason: *To ensure the safety and security of future residents in accordance with Policies DS3 and DE1 of the Coventry Local Plan 2016.*

6. The development shall not be occupied unless and until the bin storage areas have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city and in the interests of visual amenity in accordance with Policies DE1, DS3 and AC4 of the Coventry Local Plan 2016.*

7. The development hereby permitted shall be carried out only in strict accordance with details of the cycle stands and enclosure which have been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details that have been approved in writing by the local planning authority.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city and in the interests of visual amenity in accordance with Policies DE1, DS3 and AC4 of the Coventry Local Plan 2016.*

8. The development hereby permitted shall be carried out in accordance with drawings: Proposed Elevations Sheet 1 Drawing: AE-04-001 Rev A
Proposed Elevations Sheet 2 Drawing: AE-04-002 Rev A
which shows details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings. The development shall be carried out in strict accordance with these approved details.

Reason: *To ensure a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies H10 and DE1 of the Coventry Local Plan 2016.*

9. The development hereby permitted shall be carried out in accordance with the details submitted under DC/2018//0386 relating to a construction method statement. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: hours of work; the parking of vehicles of site operatives and visitors; 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 monitor and control the presence of asbestos, measures to minimise noise disturbance to neighbouring properties during demolition and construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties in accordance with Policies EM7 and AC1 of the Coventry Local Plan 2016.*

10. The development hereby permitted shall be carried out in accordance with the details submitted under DC/2018/0377 relating to an investigation and risk assessment. adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

11. The development hereby permitted shall be carried out in accordance with the details submitted under DC/2018/0377 relating to a remediation scheme.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

12. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced shall be submitted to and approved in writing by the local planning authority.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (No.9), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (No.10), which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition (No.11).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

14. The development shall proceed in full accordance with the recommendations set within the submitted BombRisk.com Unexploded Ordnance Risk Assessment Ref:LP1421.

Reason: To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.

15. Prior to the first occupation of the residential building hereby permitted, a student management plan shall have been submitted to and approved in writing by the local planning authority, which sets out clear arrangements for the beginning and end of terms for students moving into and out of the accommodation, details of how car ownership will be restricted through occupant's lease agreements and monitored accordingly and refuse management details. Thereafter the building shall only operate in accordance with the approved details.

Reason: To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site in accordance with Policies AC1 and DS3 of the Coventry Local Plan 2016.

16. The development shall proceed in full accordance with the glazing and ventilation specifications set within section 7 of the submitted Background Noise Assessment, under FUL/2018/0800, by Clover Acoustics - Ref 3767-R1.

Reason: To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy H10 of the Coventry Local Plan 2016.

17. Prior to commencement of the development hereby approved, a noise assessment using the methodology of British Standard BS4142 shall be submitted to and approved in writing by the local planning authority. The assessment shall demonstrate that noise from the proposed plant (working at 100% capacity and any corrections for tonal and / or impulse noise), shall not exceed the established background (LA90) noise levels at any time at a distance of 1 metre from the nearest window of a habitable room and include details of any noise attenuation measures necessary to achieve this. The assessment shall also demonstrate that adequate sound insulation will be installed in the party floors / ceilings to ensure that the residential accommodation can achieve the standards set out in Table 4 (Indoor ambient noise levels for dwellings) of BS 8233:2014. All approved mitigation measures shall be fully implemented and retained thereafter.

Reason: To protect the amenities of future occupiers from noise and general disturbance in accordance with Policy H10 of the Coventry Local Plan 2016.

18. Prior to the commencement of development 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 infiltration SuDS or attenuation techniques. The development discharge rate must be managed to a limiting value of 5.0 l/s offsite;
 - ii. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;
 - 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;
 - 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. 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.

v. 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.

vi. 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.

vii. 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.

viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

ix. Foul drainage plans.

All details shall be carried out as approved.

Reason: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016.*

19. The development hereby permitted shall be carried out in accordance with the details submitted under DC/2019/0388 relating to a scheme showing how: (a) at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable or low carbon technologies (such as connection to a district heating network) or; (b) a scheme showing how at least 10% of the energy demand of the development would be reduced through the design of the building, (demonstrated via kWh /m2) or (c) a mix of (a) and (b).

Reason: *To comply with the provision the National Planning Policy Framework and in accord with Policies EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016.*

20. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been 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 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 full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in 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: 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.

21. The development hereby permitted shall be carried out in accordance with the details submitted under DC/2019/0380 relating to Air Quality.

Reason: To mitigate the impacts of development on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.

22. The development hereby permitted shall not be occupied unless and until the car parking areas indicated on the approved drawings have been provided in full and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policies H10 and AC1 of the Coventry Local Plan 2016.

