

Late Representations

Planning Committee 19 December 2019

Item No. 7	<p>Application No. - FUL/2019/0824</p> <p>Description of Development - Erection of new indoor bowls facility and maintenance store and reconfiguration of car park</p> <p>Site Address - Club House, Gaveston Road</p> <p>Consultation</p> <p>Since the report was written, 34 additional objections have been received responding to the additional information submitted since the previous meeting. The representations reiterate previous objections with new comments summarised below:</p> <ul style="list-style-type: none"> (i) Nothing has changed and Members should refuse it as they said it was unacceptable last time. Previous issues have not been addressed. (ii) The sequential assessment process is flawed as an applicant will always choose unsuitable sites to disregard. (iii) The following comments have been received about specific sites listed in the sequential assessment: <ul style="list-style-type: none"> Woodlands school – Discounted due to high ecological value. The application site also has high value Bell Green / Rose and Crown – states that this is a small facility in a dense urban area, as is the application site Cov and Warwickshire Sports Club – states that the site is surrounded by residential properties on 3 sides. The application site is surrounded on all 4 St Finbarrs –states that the plot of land is too small and impact on neighbours would be unacceptable. Exactly as per the application site. Station Avenue – states that a well-used allotment is located to the west. The site actually has one on it. Walsgrave bowls club – states that the site is constrained by surrounding residential properties and trees, as per the application site Stoke bowls club – also constrained by residential properties and trees Winsford Avenue local centre – states it is adjacent to a flood zone. The application site is adjacent to flood zone 1. Bannerbrook – why would the bowls development have to form part of a bigger proposal? (iv) Many sites state that they are highly unlikely to be supported by Sport England or the Indoor Bowls Association. This is not the same as those organisations stating that they would not support those sites. (v) There is a better site at Warwick uni off Cryfield grange Road (vi) Coventry and Warwickshire Cricket Club, Alvis and Sphinx are all better sites but have been discounted in the sequential assessment (vii) Cost and time implications for the project are not planning matters <p>Appraisal</p>
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As stated in the minutes of the 26th September committee meeting, the application was deferred for two reasons. One related to the sequential assessment and the other relating to Highways reconfirming that they have no objection to the proposal. The report explains that a new thorough sequential assessment has been submitted to the satisfaction of Officer's. It also confirms that Highways do not object to the proposal.

The site identified at Cryfield Grange Road is over 300m from the Cannon Park Major District Centre, so is not sequentially preferable.

The site-specific observations are noted. It is accepted that there will inevitably be some similarities between the Gaveston Road site and the sites considered within the sequential assessment, this is inevitable given their location within an urban environment such as Coventry. Whilst each of these sites have been considered through the sequential assessment, the following observations are made in response to the objections made:

Woodlands school – the application has clarified the ecological value of the site at Gaveston Road. The ecological issue at the Woodlands site is more associated with the proximity of an Ancient Woodland, an issue not relevant to the Gaveston Road site.

Bell Green / Rose and Crown – the principle issue here is the ability to deliver the proposal in this area whilst still meeting the Council separation distances identified in its Supplementary Planning Guidance.

Cov and Warwickshire Sports Club – the key principle here is the likely impact on existing facilities that would not be supported by Sport England.

St Finbarrs – the principle issue here is the ability to deliver the proposal in this area whilst still meeting the Council separation distances identified in its Supplementary Planning Guidance.

Station Avenue – There are no sequentially preferable options within the Station Avenue centre or within a 300m radius. The Assessment work highlights this fact and it has been accepted by officers.

Walsgrave bowls club – The key determining factor here has been the lack of available land to actually deliver the proposal.

Stoke bowls club – The key determining factor here has been the necessary loss of existing out door facilities and site viability.

Winsford Avenue local centre – There are no sequentially preferable options within the Station Avenue centre or within a 300m radius. The Assessment work highlights this fact and it has been accepted by officers. The issue of flood zones relates to zones 2 and 3 and not flood zone 1. This reflects the types of development that are acceptable within such zones as set out by national guidance.

Bannerbrook – the important thing here is that the land is privately owned and subject to proposals for comprehensive redevelopment

<p>Item No. 8</p>	<p>Application No - FUL/2018/0842</p> <p>Description of Development - Proposed installation of two new highways access junctions on land west of Green Lane and the junction of Saint Martins Road / Green Lane / Howes Lane in relation to the site clearance and mixed-use development of land at Kings Hill for the provision of up to 2,500 dwellings (Use Class C3), 4,000 sq.m. of mixed use floor space (Use Classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) in a district centre, a primary school, a secondary school, formal and informal open space and enabling infrastructure including new roads within the site and improvements to the existing road junction at Stoneleigh Road.</p> <p>Site Address - Land at St Martins Road, Howes Lane, Kings Hill Lane and Green Lane</p> <p>Additional representations</p> <p>Seven further representations have been received objecting to the scheme, questioning ownership certificates on the application forms and raising concerns that are already reflected within the Committee report.</p>
<p>Item No. 9</p>	<p>Application No. - FUL/2019/2501</p> <p>Description of Development - Erection of a new teaching block, hall extension, canopy, car parking and temporary construction access road</p> <p>Site Address - Coundon Court School Northbrook Road</p> <p>Recommendation</p> <p>Planning committee are recommended to grant permission subject to conditions.</p> <p>Consultation</p> <p>A further 8 objections have been received, with the same issues raised as summarised in the report</p> <p>Tree Officer – no objection subject to conditions requiring two replacement trees and further details regarding tree protection measures</p> <p>Appraisal</p> <p>The recommendation has been amended as the Tree Officer is satisfied that, subject to conditions, the impact upon trees is acceptable. No significant trees would be removed by the proposed works and protection measures will be in place prior to and during construction works.</p> <p>Additional/Amended Conditions</p> <p>21. Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) a Tree Constraints Plan (5.1-5.3); b) Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for under-ground/ over-ground services, level changes within RPA's etc.; c) Arboricultural Method Statement (6.1); and

	<p>d) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.</p> <p>The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.</p> <p>Reason: <i>In order to ensure trees are protected, in accordance with Policy GE4 of the Coventry Local Plan 2016.</i></p> <p>22. Prior to the first occupation of the development hereby permitted, details of soft landscaping works (to include replacement blue atlas cedar and monkey puzzle trees) shall be submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in strict accordance with the approved details within the first planting and seeding seasons following the first occupation of the teaching block. 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.</p> <p>Reason: <i>In the interests of the amenity of the area, in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i></p>
Item No. 11	<p>Application No. - FUL/2019/1883</p> <p>Description of Development - Erection of six, two storey detached houses with parking and access from Broadmere Rise</p> <p>Site Address - Land off Broadmere Rise</p> <p><u>Correction of a typo</u></p> <p>Under Planning History, S/1966/0167, the paragraph under the table states: -</p> <p>“a) The width and extreme length of access to the site would be not inappropriate and unsatisfactory”.</p> <p>It should read:-</p> <p>“a) The width and extreme length of access to the site would be inappropriate and unsatisfactory.” (<i>‘not’</i> has been removed).</p>

