**Late Representations**  
**Planning Committee 20 August 2020**

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Application No. - FUL/2020/1010</th>
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<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Erection of 22 dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure and substation.</td>
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<tr>
<td><strong>Site Address</strong></td>
<td>Land at Cryfield Heights</td>
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**Recommendation Changed due to S106 agreement**

Planning committee are recommended to delegate the granting of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions listed within the report.

**Additional/Amended Conditions**

The applicant has submitted a Construction Ecology Management Plan (CEMP). On receipt of this plan the Ecologist has lifted the requirement for conditions No.4, 5 & 6 below. These conditions will be deleted and the approved drawing list, Condition No.2 will be amended to include the Construction Environmental Management Plan (CEMP) titled ‘Land off Cryfield Heights, Gibbet Hill Road, Coventry - Construction Ecological Management Plan, dated July 2020’.

Conditions to be deleted:

4. No development (including any demolition or preparatory works) shall commence unless and until details of measures to protect badgers from being trapped in open excavations and/or pipes and culverts have been submitted to and approved in writing by the Local Planning Authority. The measures shall include: a) creation of sloping escape ramps for badgers which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and b) blocking off open pipe-work larger than 150mm outside diameter at the end of each working day. All protection measures shall be implemented in strict accordance with the approved details and shall be retained accordingly whilst development works are undertaken.

To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF.

5. No development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for badgers, bats, amphobians, Great Crested Newts and reptiles including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be
carried out in strict accordance with the approved Biodiversity Method Statement.

To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF.

6. Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF.

Amended Condition No.2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Construction Ecological Management Plan, dated July 2020; **Additional document**
- Gibbet Hill Road, Coventry Addendum Transport Statement, dated April 2020 - Document Reference: 12270-100-R-4-1-3-Addendum Transport Statement;
- Air Quality Assessment, dated April 2020;
- Addendum Summary Letter for contaminated land, dated 31st August 2018, ref:P8017;
- Design and Access Statement, dated April 2020, Ref: P20-0828_200A - Part 1, Pages 1-19;
- Design and Access Statement, dated April 2020, Ref: P20-0828_200A - Part 2, Pages 20-51;
- Landscape Management Plan, dated April 2020 - Ref: P20-0828;
- Planning Statement - LAND WEST OF CRYFIELD HEIGHTS, GIBBET HILL - dated April 2020 - MSY/JC-P20-0828;
- Soft Landscape Proposals - (Sheet 1 of 2) - Drawing Ref: P20-0828_01B;
- Amended Soft Landscape Proposals - (Sheet 2 of 2) - Drawing Ref: P20-0828_02C;
- Health Impact Assessment;
- Ecological Addendum and Update Report, dated April 2020;
- Biodiversity Management Plan Revision B Report, dated April 2020;
- Site Location Plan - Drawing No. P17-1436_010 Sheet No: - Rev I;
Severn - Tile hanging option (House Type) - Drawing No.18-232-001-SV-Option 3 Rev A;
Severn - Render option (House Type) - Drawing No.18-232-001-SV-Option 2 Rev C;
Solent - Projecting chimney (House Type) - Drawing No. Project No. ST(PC)-1 Rev A;
Seaton - Tile hanging option (House Type) - Drawing No.18-232-001-SN-Option 3 Rev B;
Seaton (House Type) - Drawing No:18-232-001-SN-Option 1 Rev B;
Medway Projecting Chimney - Tile Hanging Option (House Type) - Drawing No.18-232-001-ME(PC)-Option 3 Rev A;
Medway Projecting Chimney - Render Version (House Type) - Drawing No.18-232-001-ME(PC)-Option 2 Rev A;
Lydden (House Type) - Drawing No.18-232-001-LN-1;
Lydden - Projecting chimney option (House Type) - Drawing No.18-232-001-LN(PC)-SP;
Denwick - Double Gablette (House Type) - Drawing No.18-232-001-DK-Option 6;
Denwick - Render Option (House Type) - Drawing No.18-232-001-DK-2 Rev B;
Beamish - Render Option - Drawing No.18-232-001-BM-Option 2 Rev A;
Beamish (House Type) - Drawing No.18-232-001-BM-1;
Site Section - Drawing No.182321-SGP-ST-ZZ-DR-A-920;
Amended Hard Landscape Plan - Drawing No.182321-SGP-ST-ZZ-DR-A-901 Rev B;
Letter outlining Flood Risk and Drainage - Reference 12770-200415-NP-NJH-Flood
Letter from GRM Development Solutions, dated 3rd April 2020 ref:GRM/P8017/CAN.1 - Addendum Cover Note for Residential Development - For ground investigation / remedial works;
Letter from GRM Development Solutions, dated 26th June 2019 ref:P8017/EVCMG-LR - Earthworks Validation Completion Report (Made Ground Area);
Combined Phase I & II Site Appraisal Report - Updated Version for William Davis Limited, prepared by GRM Development Solutions, dated November 2018, Project Ref: P8017/F.3;
Letter from GRM Development Solutions, dated 31st August 2018 ref:P8017 - Addendum Summary Letter in relation to discharge of condition 7 pursuant to FUL/2018/1361;
Single, front gable garage - Drawing No.18-232-001 GB16;
Triple garage - Drawing No.18-232-001 GB09;
Sales garage, semi side gable - Drawing No.18-232-001 GB10;
Garage - Double, side gable - joint ownership - Drawing No.18-232-001 GB03;
Deluxe single, side gable garage - single ownership - Drawing No.18-232-001 GB02;
Single, front gable garage - Drawing No.18-232-001 GB06. For the avoidance of doubt and in the interests of proper planning
Application No. - FUL/2018/2717

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

Site Address - Land at the side and rear of 61 Ansty Road

Consultation

One further representation has been received from a local resident raising concerns regarding:

• Building work commenced without planning permission.
• Trees, shrubbery and hedgerow have been removed which should have been retained.
• Building work is being undertaken outside the permitted hours.
• The Builders have been having large bonfires onsite.
• Fencing has been erected expanding the development site and taking land from the entryway.
• No Dust controls have been in place when work has been carried out.
• Site is not safe or secure and young children have been seen playing on this site which is a health and safety concern.

In response to the above Officers would comment that:
• The site clearance, demolition and removal of vegetation undertaken to date does not constitute development and therefore officers do not consider that building works have commenced without planning permission.
• The trees and shrubbery which has been removed are indicated for removal within the application. The only additional vegetation which has been cleared is the hedgerow to the northern boundary which has been removed on the advice of landscape specialist and is to be replaced – secured by condition No.2 Landscape Management Plan.
• Issue being investigated by Environmental Protection officers – to be controlled by condition No.4 – Construction Method Statement.
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• Land ownership of the entryway is a private civil matter between residents and the developer.
• Issue being investigated by Environmental Protection officers – to be controlled by condition No.4 – Construction Method Statement.
• Site security improved following intervention of officers, no further concerns received – to be controlled by condition No.4 – Construction Method Statement.