

# Late Representations

## Planning Committee 14 January 2021

Item No. 6	<p><b>Application No. - OM/2020/0935</b></p> <p>Description of Development - An Outline Planning Application for up to 731 residential units and up to 711 sqm of retail and commercial space (use class A1 / A2 / A3 / A4 / B1) provided in a series of buildings up to 22 storeys, creation of a water feature utilising the culverted Radford Brook, creation of a green link across the site, and provision of parking and landscaping.</p> <p>(The description above has been amended please see changes in bold)</p> <p><b>Site Address</b> - Transco Abbots Lane</p> <p><b>Introduction</b> The description has been amended to remove minimum heights</p> <p>Amendments have been made to the planning conditions, essentially to reflect further information received.</p> <p>The applicant has provided a further Daylight/Sunlight assessment to reflect the reduction of relevant building heights and to provide clarification on concerns raised by residents.</p> <p><b>Consultation</b> Coventry airport- no objections received subject to the height not exceeding that currently indicated</p> <p>For clarification one of the comments received and is from Taiwo Owatemi (MP) who is in support of neighbours' objections</p> <p>Three further objections have been received. The first of these raises points already considered. One of the objections raises a new point that the health contributions proposed are unacceptable, more so in light of the current Covid 19 situation. The other objection raises points in respect of the consultation responses generally and claims that they have not been considered fully.</p> <p><b>Appraisal</b> The amended Daylight and Sunlight Assessment demonstrates a further reduction in loss of light to neighbouring property.</p> <p>Further to the additional point raised by the objector the planning contribution for health is still considered acceptable, despite Covid 19, as detailed in the report.</p> <p>The consultation comments have been considered fully.</p>
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	<p><b>Additional/Amended Condition</b></p> <p>An additional condition is proposed to clarify the heights and parameters of future development by limiting the massing onto Abbots Lane, Upper Hill Street and fronting the Ring road:-</p> <p>Notwithstanding the indicative site layout and massing proposals, the reserved matters to be submitted in accordance with condition 1 shall incorporate a phasing and parameters plan that clearly shows the relationships between all existing development surrounding the site and new buildings proposed within the site and shall incorporate: stepped development with the higher buildings towards the Ring Road, low level development of two to four storeys within 20 metres of site boundaries adjacent to existing residential development and residential streets; landscaped areas of a minimum depth of 3 metres to street frontages; retention of existing trees to Abbots Lane; and no buildings within 20 meters of the side elevation of 58 Upper Hill Street and 5 metres of the boundaries to Abbots Lane, Upper Hill Street and the boundary to the rear of 58-64 Upper Hill street.</p>
<p>Item No. 7</p>	<p><b>Application No. - FUL/2020/1327</b></p> <p>Description of Development - Development comprising 30 x 1 bed residential retirement apartments and communal facilities plus associated parking and landscaping</p> <p><b>Site Address</b> - Land Adjacent To 1 To 21 Ebbw Vale Terrace</p> <p><b>Application proposal</b></p> <p>A revised Arboricultural Impact report has been submitted</p> <p>An Energy Sustainability Assessment has been submitted in accordance with proposed condition 4, this will need assessing which may result in Condition 4 being amended to a compliance condition before issuing any decision.</p> <p><b>Consultation</b></p> <p>Coventry Community Care Group have confirmed they have no objections and they will not be requesting a contribution to existing facilities.</p> <p>Ecology are satisfied with the proposal and that there is no requirement for a contribution via a s.106 for Biodiversity as it has been addressed on site, the draft s.106 agreement has been amended to reflect this.</p>

Item  
No. 8

**Application No. - FMES/2020/0427**

Description of Development - Full planning application with Environmental Statement for the construction of a Materials Recycling Facility including process hall, outfeed hall, reception hall, solar PV's, ancillary office, service yard, control room and welfare facilities. Provision of access, including new weighbridge and security cabin and upgrades to existing access, car parking and landscaping.

**Site Address** - Former Allotments, Land Adjacent to 259 London Road

**Consultation**

A petition containing 37 signatures, sponsored by Councillor Brown, has been submitted raising concerns about highway safety and air quality due to increased numbers of HGV movements. The signatories acknowledge the importance of the Materials Recycling Facility (MRF) but oppose the choice of location and suggest controlling traffic movement by allowing entry from London Road and exit via Humber Road only.

Network Rail – raised no objection.

Warwickshire Wildlife Trust (WWT) objects to the proposal due to the potential impact on the local wildlife site. They suggested a biodiversity impact assessment to establish how to achieve biodiversity net gain in the case that development is granted. They also advised to use the ecological enhancement plan which was produced by WWT for the Charterhouse Heritage Park development in the case that the proposal is approved and this is to help achieve biodiversity net gain.

Four representations have been received (three of which reiterate their previous objections) and raise concerns about the siting, de-listing of local wildlife site, loss of habitat and biodiversity, highway safety and air quality.

**Appraisal**

The matters raised in respect of siting, loss of habitat and biodiversity, highway safety and air quality have already been considered in the officer's report.

A review of the local wildlife site boundary was carried out in January 2020. The Local Wildlife Site (LWS) status of the wider area has been retained, however, the area within the Local Plan allocation for waste development was removed from the LWS in agreement with Warwickshire Wildlife Trust.

The matters raised by WWT have been addressed in the officer's report and appropriate conditions have been imposed to ensure that biodiversity net gain and maintenance/restoration of the landscape buffer along the Sherbourne corridor.

**Additional/Amended Conditions**

**Traffic Management Plan**

Notwithstanding the details of HGV movements provided in the Transport Assessment (TA), the Highways Authority is committed to ensure that the HGV movements at peak hours in connection with the MRF site do not impact upon the free flow of traffic and highway safety. To control these HGV movements, as well

as to minimise impact on air quality, a condition has been suggested requiring submission of a Traffic Management Plan prior to commencement of the operation.

**Condition:** Notwithstanding the details of HGV movements provided in the Transport Assessment, prior to commencement of the operation, a Traffic Management Plan comprising details of all vehicle movements relating to the Materials Recycling Facility (MRF) and their daily frequencies of arrivals and departures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details within the Traffic Management Plan shall be strictly adhered to throughout the operation period of the Materials Recycling Facility.

**Reason (s):** *In the interests of highway safety and air quality in accordance with Policies AC1, AC2 and DS3 and EM7 of the Coventry Local Plan 2016.*