

Late Representations

Planning Committee 22 April 2021

Item No. 6	<p>Application No. - S73/2021/0337</p> <p>Description of Development - Removal of condition 19 to remove the requirement for layby imposed on planning permission FUL/2019/2671 for construction of grade separated junction with associated access roads, landscaping, drainage and engineering works granted on 25/06/20.</p> <p>Site Address - Land to the North and South of A45</p> <p>Consultation A further letter of objection has been received raising points in respect of the determination of the previous application and changes in circumstances since that approval. They also state that Solihull MBC have not formally responded to the application.</p> <p>Appraisal To provide further clarification the applicant has permission under FUL/2019/2671 to construct the junction. The application now before Planning Committee is to remove condition 19 of that extant planning permission and is not to revisit the original application. If Members are supportive of the officer's recommendation to approve the removal of the condition, technically a new permission would be granted but the timescales for implementation of the previous permission and all other conditions would remain.</p>
Item No. 7	<p>Application No. - OUT/2020/2876</p> <p>Description of Development - Hybrid planning application for: Full application: A. Full Application for removal of bridge link between Coventry Market roof top car park and roof top parking over existing retail units on Market Way and associated reinstatement works to roof top car park surface and balustrade, removal of existing Coventry Market basement ramp from Rover Road and associated infilling and reinstatement works, works to retaining wall to north-east of Coventry Market, removal of existing pedestrian ramp into Coventry Market off Rover Road, creation of new Coventry Market basement ramp from Queen Victoria Road and associated works to Coventry Market basement, and removal and relocation of William Mitchell mural from front elevation of the former Three Tuns Public House building in Bull Yard; Outline application: B. For part of the site (Parameters Plans Document March 2021 Revision B) for the demolition of all existing buildings and redevelopment of the land for mixed uses, including details of the layout and scale of new development, with details of access, appearance and landscaping reserved; and C. For part of the site for the demolition of all existing buildings and the redevelopment of the land for mixed use, with details of access, layout, scale, appearance and landscaping reserved. The scheme comprises a mixed use redevelopment of up to 1,300 residential units (Class C3), up to 150 hotel rooms (Class C1), up to 37,500 sqm of mixed-use non-residential floorspace including Class E Commercial, Business and Service uses, Class F.1 Learning and Non-Residential Institutions, and Sui Generis Pub or Drinking Establishment / Hot Food Takeaway / Cinema uses, hard and soft landscaping and new public open spaces including sustainable urban drainage systems, car parking provision and formation of new pedestrian and vehicular access and stopping up of existing highway.</p> <p>Site Address - City Centre South</p>

Update

Please note that there are typos within the officer report where listed building consent reference LB/2020/2857 is incorrectly referred to as LB/2020/2875.

Additional Representations

The Coventry Society supports the regeneration plans for this part of the City Centre and particularly welcome the improvement of Hertford Street to complement and enhance the work already undertaken by the City Council to open up the street to Broadgate and to create an attractive route between the station and the city centre. The Coventry Society also welcome the retention of the Market and the plans to improve its environmental context. The Coventry Society have made some specific points below:

Green Strategy: A clearer response would have been expected to address the climate issues likely to affect such a development over its lifetime. We welcome the plan to connect the scheme to the Heatline Project and reference to the use of solar panels. However, it is disappointing that there is little reference to strategies for water and energy conservation and for 'greening' and canopying the public realm.

Housing: The Coventry Society supports the proposals for up to 1,300 dwellings as part of this application and welcomes the increase in housing numbers. The failure to commit to the provision of affordable housing in this proposal flies in the face of the investment of £95.5million by the West Midlands Combined Authority to ensure its viability. The Coventry Society objects to the failure of the application to provide adequate affordable housing.

Public Art: The Coventry Society supports the proposed plans for retaining and re-using the existing public art. Whilst the production of new public art is mentioned no specific proposals are put forward and it is recommended that this is covered by condition/legal agreement.

Tall Buildings: The scheme changes the nature of the city centre, moving it from a typically four storey centre. Whilst we do not disagree with this in principle there are some areas where the plans are too extreme for their environmental setting:

- Block D is far too high, has a clumsy relationship with Block A1 and will create an unacceptable environment for residents of Vicroft Court. The Coventry Society object to Block D's height limits and recommend it is limited to match Block A1.
- Block C's height makes it over dominant in the view from Greyfriars Green Conservation Area and the Listed Reform Club. The Coventry Society recommend the "minimum height" proposed should be the "maximum height".

Heritage Assessment: The Coventry Society understands that regeneration involves making difficult decisions balancing the loss of historical features in the hope of achieving a better environment in the future. The society believes that the Environment Statement gives too little weight to the value for some of the assets that are to be demolished. The response of the Twentieth Century Society demonstrates the historical importance of these areas. The Coventry Society recommend a proper assessment of Bull Yard, Shelton Square and City Arcade and proper plans are prepared to show what will replace them.

The Extension of Market Way: The Coventry Society note that the extension of Market Way to Greyfriars Road (Lower Market Way) is a joint vehicle -pedestrian street without active frontage uses. To some extent this undermines the whole principle of the city centre pedestrian precinct and in the absence of detailed plans there is a risk that this could be a poor quality, service yard, type environment with blank walls. The Coventry Society recommends detailed plans and management arrangements for this area.

Retailing: The Coventry Society recommend a Retail Strategy be produced which maps out the retail offering of the whole development and describes the route that new businesses can follow from fledgling enterprises to full commercial operation. We should be seen as a city which nurtures and supports its small business community.

Culture: The Coventry Society supports the overall vision of the City Centre South development and believes that a strong cultural offering is essential for successful city centre regeneration and that without it there is a strong possibility that the resulting development of flats and occasional shops will become dead and sterile. There is no

active proposals for cultural development and any action is being left entirely to the market to introduce. In effect there is no delivery mechanism for a significant part of the project's vision. The Coventry Society recommend a legal contribution to support developing and implementing a cultural strategy.

The Twentieth Century Society have been reconsulted on the revised Development Principles Document, which includes an improved Public Art Strategy. The Twentieth Century Society have commended the principle of placing the Three Tuns mural in a public location where both its elevations will be viewable; however, the Society still believes that removing the mural from the building it was designed for will fundamentally alter the way the artwork is understood and will compromise its significance. The Society still calls for the Grade II listed William Mitchell mural to be retained in-situ on the former Three Tuns public house. The Twentieth Century Society advise they are pleased the proposals involve the relocation of the Phoenix and Thread Through Time sculptures to public spaces within the proposed new scheme. However, the Society is concerned about the lack of proposals for other non-designated assets, which are important post-war artworks which should be regarded as heritage assets to be incorporated into any proposed new scheme. The Society maintains its strong objection to the loss of the post-war buildings on the site and continue to urge the council to refuse the application.

One comment in broad support for the City Centre South scheme but noting that the Litten Tree and Bull Yard buildings have great history & 'one of a kind' distinctiveness and an assessment should be made as to how they could be retained within the CCS scheme.

Highways have confirmed no objection to the proposed basement ramp within the full element of the hybrid application, subject to the following condition:

Additional conditions

Prior to the construction of the new vehicular access basement ramp onto Queen Victoria Road the following details shall be submitted to and approved in writing by, the Local Planning Authority:

- (i) A road safety audit; and*
- (ii) The provision of 2 metre by 2 metre visibility splays at the back of the footway on either side of the proposed access way.*

All details shall be carried out as approved prior to the first use of the access and the visibility splays shall be retained thereafter with nothing in the visibility splay exceeding 600mm in height.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.*

Condition No.9 has been amended to remove points (ii) sound insulation and (iii) plant/machinery into a separate condition, as these details will not necessarily be known at Reserved Matters Stage. The additional condition will read:

No phase of development (excluding any demolition or preparatory works) shall take place unless and until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority:

- (i) a scheme of noise insulation to minimise the transmission of noise and vibration through the party wall(s) and ceiling(s) between residential and restaurant, bar and public house uses, including related outside activities associated with such uses.*
- (ii) Details of all fixed plant and/or machinery to demonstrate that it will be operated in accordance with the established parameters set out within the approved Parameter Plans Document.*

All details shall be carried out as approved and noise mitigation shall be retained thereafter.

Reason: To protect the amenities of future occupiers from commercial noise and general disturbance in accordance with Policies DS3 and H3 of the Coventry Local Plan 2016.

Amended conditions

Condition 17 - Archaeology has been updated to remove the requirement for fieldwork to be completed prior to a Reserved matters application and added in point (vii) as a detail to be agreed:

No development (including demolition and site preparation) shall take place/commence within a phase of development unless and until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

(i) The programme and methodology of site investigation and recording.

(ii) The programme for post investigation assessment.

(iii) Provision to be made for analysis of the site investigation and recording.

(iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation.

(v) Provision to be made for archive deposition of the analysis and records of the site investigation.

(vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

(vii) Timescales for the completion of fieldwork.

Development shall only be undertaken in accordance with the approved Written Scheme of Investigation. The results of this phase of archaeological evaluation is required before submission of any reserved matters application', with the results determining the need for further stages of archaeological investigation prior to or following the reserved matters application and shall feed into the design process, as warranted.

Conditions 19 and 20 - Land contamination, have added: 'excluding demolition and site preparation' into the text:

19. *No development (excluding demolition and site preparation) shall take place within any phase of development until a detailed remediation scheme to bring the land within that phase of development to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.*

20. *The approved remediation scheme must be carried out within each phase in accordance with its terms prior to the commencement of development (excluding demolition and site preparation) within that phase other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.*

Additional contributions

CCC Highways have requested a Travel Plan monitoring fee of £5,000. This contribution would be used for Travel Plan monitoring by CCC Highways to ensure Travel Plan targets are being met. The applicant has accepted this contribution.

<p>Item No. 7b</p>	<p>Application No. - LB/2020/2860</p> <p>Description of Development - Removal and relocation of the Grade II listed William Mitchell Mural</p> <p>Site Address - 8A Bull Yard</p> <p>Additional representation</p> <p>One objection to the removal of the mural, as a potential loss of a cultural asset. The mural should be included within the plans of the whole City Centre South scheme. The City's history needs to be protected. Public art was at the centre of the rebuilding of the city after WW2.</p>
<p>Item No. 8</p>	<p>Application No. - FUL/2020/2053</p> <p>Description of Development - Erection of patio / smoking area with new boundary walls and railings and new draught lobby and landscaping (as amended 06/01/21)</p> <p>Site Address - Coombe Social Club Brinklow Road</p> <p>Consultation</p> <p>Following the publishing of the agenda, one additional representation has been received objecting to the proposed development on the following grounds;</p> <ul style="list-style-type: none"> - Those in support of the application will unlikely be impacted by the development as much as neighbouring residents. <p>It should be noted that equal weight is afforded to all contributors without prejudice.</p> <p>Petitions have been received both in favour of, and objecting to the application. The petition in support of the application has 618 signatories and is supported by Cllr Faye Abbott. The justification for the support is;</p> <p>'Private members CIU club petition to support erection of a new seating area to the front of the club. Following Government Guidance in outdoor serving'.</p> <p>The petition objecting to the application is not signed by a ward member so is therefore considered as a letter with multiple signatures, bearing 59 signatories. The justification for the objection is;</p> <p>'Private members CIU club- petition not to support the erection of a seating area in the car park at the front of the club: Not following any government guidance in promotion of smoking, drinking, social distancing, anti-social behaviour and safety of road users and clients.</p> <p>Proposal will be a constant nuisance to neighbours in terms of noise and disturbance, made worse by no consultation of neighbours, very detrimental to the general surroundings.</p> <p>The material considerations have been covered within the committee report.</p>

Item No. 9	<p>Application No. - FUL/2021/0221</p> <p>Description of Development - Change of use of ground floor from retail (Use Class E) to restaurant / takeaway (Sui Generis) with extract flue</p> <p>Site Address - 43 (Ground Floor) Earlsdon Street</p> <p>Consultation: Just for clarification purposes the sponsored petition that has been received has a total of 72 signatures 44 online signatures and 28 paper copy signatures) objecting to the proposals.</p>
---------------	---