

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	RMM/2021/0314
<b>Site:</b>	Rookery Farm (Land adjacent to Pumping Station), Watery Lane
<b>Ward:</b>	Bablake
<b>Proposal:</b>	Submission of reserved matters under condition 1 for details of appearance, landscaping, layout and scale for 40 dwellings together with associated landscaping/open space, drainage and highway infrastructure and temporary construction access from land to the north west pursuant to planning permission OUT/2019/2277 granted on 6th March 2020 for outline permission with access.
<b>Case Officer:</b>	Dean Leadon

### **SUMMARY**

This reserved matters submission seeks permission for the details of appearance, landscaping, layout and scale for 40 dwellings with details including open space, highway infrastructure and a temporary access from land to the north west.

### **BACKGROUND**

The reserved matters submission follows the outline permission OUT/2019/2277 which was granted permission on 6<sup>th</sup> March 2020. The outline permission approved a singular vehicular access to the site from Watery Lane whilst providing initial details (subject to detailed design) on landscaping/open space and drainage infrastructure. The outline permission was the subject of a S.106 legal agreement securing contributions for biodiversity, acute and emergency healthcare, education and affordable housing.

### **KEY FACTS**

<b>Reason for report to committee:</b>	More than 5 objections received
<b>Current use of site:</b>	Open Land (undeveloped)
<b>Proposed use of site:</b>	Residential
<b>Number of Dwellings</b>	40
<b>Area of Site</b>	1.55ha
<b>Percentage of Site to be developed (houses, gardens and roads:</b>	82.5%

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

### **REASON FOR DECISION**

- The proposal makes suitable provision for landscaping, open space and drainage
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal is suitably laid out and the housing is suitably designed.

- The proposal accords with Policies DS1,DE1, DS3, DS4, H1, H2, H3, H4: H6, H9,, GE1, GE3, GE4, DE1, HE2, JE7, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The principle of developing the site for residential accommodation has been established via the outline permission ref: OUT/2019/2277. This dealt with access with all other matters outstanding for subsequent reserved matters approval. The application now being considered deals with the appearance, landscaping, layout and scale of the development of the land for 40 dwellings. A temporary construction access point is proposed from land to the North West (the existing temporary access point to President Kennedy School & Community College). The housing mix as proposed is for 5x2bed, 18x3 bed and 17x4 bed properties with a 25% affordable housing provision.

### **SITE DESCRIPTION**

The application site is located approximately 5km north-north-west of the city centre and lies within the Parish of Keresley. The site comprises 1.55 ha of undeveloped, overgrown grass land fronting Watery Lane. The site access as approved is proposed from the southern end of the Watery Lane boundary. The site is bounded by the President Kennedy School & Community College campus to the north-east. A Severn Trent pumping station and associated buildings/land are situated to the south-east. To the south-west, residential properties face the application site along Watery Lane, and to the north-west lies an area of woodland (known as Keresley Jubilee Wood). A temporary access road currently runs close to and in parallel with the northwest boundary as a haul road for recent redevelopment works at the school; the current intention is to remove this road when all works to the school are fully complete.

The site relates to a single field, previously used for grazing, but now mostly comprising unmanaged grassland. It is bounded on all sides with hedgerows (containing a number of gaps) and occasional trees. The site slopes down from north to south with a difference in levels of approximately 10m. There is currently no footway along the site frontage, and much of the existing vegetation to this boundary overhangs the edge of the highway.

The site falls within the boundary of the allocated Keresley Sustainable Urban Extension (SUE).

### **PLANNING HISTORY**

There is one relevant planning application on this site as below:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
OUT/2019/2277	Proposed residential development (up to 40 dwellings) with associated landscaping/open space, drainage and highway infrastructure (outline application - all matters reserved except access into the site)	Approved 6 <sup>th</sup> March 2020

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF 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 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) 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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4: (Part A) – General Masterplan Principles

Policy DS4: (Part C) – Keresley SUE Specific Masterplan Principles

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy JE7: Accessibility to Employment Opportunities

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy AC5: Bus and Rapid Transit

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM3 Renewable Energy Generation

Policy EM4 Flood Risk Management

Policy EM5 Sustainable Drainage Systems (SuDS)

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

SPD Coventry Connected

### **CONSULTATION**

No Objections received from:

- Highways

- Ecology
- Urban Design
- Education
- West Midlands Police
- Archaeology

No objections subject to conditions have been received from:

- Lead Local Flood Authority
- West Midlands Fire Authority
- Economic Development Services
- Environmental Protection
- Trees

Objections have been received from:

- Keresley Parish Council

At the time of writing the report comments have not been received from:

- Conservation
- Waste Management
- Severn Trent Water

Immediate neighbours and local councillors have been notified; a site notice was posted on 11<sup>th</sup> March 2021. A press notice was displayed in the Coventry Telegraph on 11<sup>th</sup> March 2021.

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

- Too many properties being developed resulting in additional traffic
- The existing road (Watery Lane) is too narrow resulting in highway safety issues
- Parking to proposed plots 1&2 and the proposed crossing point on Watery Lane could obstruct the parking for existing housing
- There is insufficient car parking on site and in the area generally
- The refuse vehicle would be disrupted by on street car parking on site
- Flooding could occur due to the sloping terrain on site
- Loss of privacy, overlooking and outlook to neighbouring property.
- The proposal could result in noise and disturbance
- The proposed temporary access road should be removed as originally proposed.
- Hedgerows should be retained and not removed
- Archaeology needs further consideration
- Outstanding urban design matters need to be addressed and the application does not fully consider the impact on the Ancient Arden Landscape and does not provide a positive contribution to the character of the area.
- Work should not occur within 10m of the canopy of root protection area of any protected trees
- The main access previously approved is not suitable under the reserved matters submission and the additional access points should have been approved previously.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- o) The proposal bears little resemblance to the Outline approval
- p) The proposal would result in a loss of view
- q) The proposed housing figures should be reviewed as they would result in an unnecessary loss of greenspace

Any further comments received will be reported within late representations.

## **APPRAISAL**

This main issues for consideration with this application are the design/ visual aspect including the layout of the proposal, the landscaping, open space and the impact upon neighbouring amenity and drainage.

### **Principle of development**

The principle of housing development on this site has already been established through the granting of outline permission. The access to the site was also established through this permission and developer contributions have been secured through a S.106 legal agreement with regards to Education, Healthcare, Biodiversity and Affordable Housing.

### **Design**

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).”

In terms of the design of development within the SUE Coventry City Council Urban Extension Design Guide Supplementary Planning Document (August 2019) is relevant. This document provides design guidance for development of the Keresley SUE within the context of the Ancient Arden Landscape. The SPD is intended to provide a clear guide and steer for how new larger developments within the area should be designed and delivered.

The guidance emphasises the importance of the Ancient Arden character, drawing specific inspiration from materials and characteristics of local buildings, landscape and vernacular. It identifies clear examples for consideration and inspiration which will help to inform creative and modern interpretations of the ‘Ancient Arden’ theme. The document also identifies specific design guidance for housing types and plots whilst identifying a street hierarchy and providing further details and what will be expected in terms of layout for each street from Avenues to Edge Roads.

Following amendments, I am satisfied that the proposal before Committee successfully addresses the SUE Design Guide. The streets are laid out in a clearly identified hierarchy with a conventional main internal road with footpaths on both sides of the road providing the entrance to the site. The internal road demonstrates a variety of house types which are softened by the presence of trees and landscaping and Jubilee Green open space area. The internal road terminates in a raised paved area of highway which aids considerably with traffic calming. Parking is provided on plot with a successful mixture of garage and tandem parking. Two Lanes run beyond the paved area these are small but consider the principles of the SUE where possible with some continuous built frontage (plots 16 -18) and on street parking being absorbed into the street scene by planting; proposed tree planting to the side/rear of plots 26 & 29. The Edge Roads satisfactorily demonstrate detached dwellings which are irregularly placed with a varied building line and with a variation of form and architectural detailing. Furthermore, whilst not being an exemplar scheme, the general variety and quality of design of the proposed dwellings is considered suitable and reflective of the surrounding area and the aspirations of the SUE.

The Design and Access statement submitted with the application sets out the evolution of the design principles for the proposal and identifies the rationale behind the final design.

It is considered that the proposals are of a good-quality design which consider the changing landscape of the Keresley SUE whilst respecting the physical context of the surrounding area. The proposal would provide an attractive, safe place to live throughout the lifespan of the development and provide a variety of high-quality housing.

### **Impact on residential amenity**

Due to the nature of the surrounding area and the lack of residential property on the boundaries of the site there is no direct impact upon neighbouring residential amenity by way of light, outlook, privacy or overlooking this includes the properties on the opposite side of Watery Lane. The separation distance from the front of proposed plots 1&2 to the

front of existing properties on Watery Lane exceeds the 20m distance required as required in the Design Guidance for New Residential Development.

There would inevitably be some noise created during construction which would be experienced by neighbouring residents particularly on the opposite side of Watery Lane. Noise assessments were undertaken as part of the outline application with suitable mitigation being identified and conditioned. Furthermore, the submission of further details are required by condition to control construction.

### **Heritage character of the area and Heritage Assets**

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail. There are no designated heritage assets within the site.

In terms of archaeology, following the submission of a revised WSI, Archaeology are satisfied that suitable information has been provided and there is no requirement to carry out any further works. A discharge of condition application will be submitted in due course in accordance with a condition imposed on the outline consent.

### **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. The car parking standards set out in Appendix 5 to the Local Plan indicate that the provision of private car parking will not generally be promoted within the City Centre as it is highly accessible by a range of transport modes and there is already an adequate supply of publicly available car parking.

The access to the site and safety of the proposed junction was considered safe and was agreed at the outline stage. Following the submission of reserved matters, details on the internal layouts and roads and arrangements for car parking including the potential new vehicular access from the existing temporary access road and direct access from Watery Lane to Plot 1 have been considered. Highways have no objection to the proposals as submitted. Furthermore, as the temporary haul road leading to President Kennedy school already exists, no planning permission would be required to use it for construction of this site, subject to landowner permission. There is a condition on the outline consent requiring submission of a construction management plan (which includes delivery access point) prior to commencement of development. Highways have not raised any objection to the ability of refuse vehicles accessing the site. The new access point to Plot 1 is not

a fundamental access into the site and serves only one dwelling, highways have raised no objection to this. The car parking provision is in accordance with Appendix 5 of the Local Plan with 2 off road car parking spaces being allocated per dwelling and the required visitor spaces being available on street.

### **Flood Risk**

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The outline application OUT/2019/2277 was supported by a Flood Risk Assessment and Sustainable Drainage Statement. A condition of the permission was that a scheme for the provision of sustainable surface water drainage with open air SUDS be submitted with the reserved matters submission. A SUDS pond is located to the south west end of the site this is to maximise infiltration rates within the site. The submitted scheme as amended identifies that storm sewer will be connected to the culverted Hall Brook. The Lead Local Flood Authority have no objections to the proposal subject to some minor points of clarification in respect of access to the SUDS pond and drainage from a few individual plots. A condition has been included to ensure that these are provided.

### **Green Infrastructure**

#### Trees

A Tree Retention Removal and Protection Plan was submitted with the outline application and identified trees/hedges to be retained within the site. These included hedges to the four sides of the site boundary and six trees, three on the north western boundary and three on the boundary with Watery Lane. These details were considered suitable subject to a number of conditions relating to trees and hedges to be retained.

A Tree Protection Plan and Tree Schedule has now been submitted with this Reserved Matters submission. The Tree officer has considered this and has requested further information in terms of a more detailed tree constraints plan. This has been requested and the suitability of the information will be reported back under late representations. In considering the information currently submitted it is not anticipated that any dwellings will need to be relocated as a result of the additional information to be considered. An Arboricultural Method statement has also been requested a condition has been included to secure this.

The potential access to the compound area via the access currently being used by President Kennedy School would result in a hedge being partially removed although the access is located in a natural break in the hedge. A condition is included to ensure that any partial removal of this hedge is suitably replaced when the access is no longer required.

#### Biodiversity

The Outline permission included an agreement in the S.106 for compensation for the loss of biodiversity units on site. This equated to a maximum of £146,632 for the loss of 4 units subject to details to be considered as part of the reserved matters submission. The required contribution will need to be paid prior to commencement of development.

### Open space / play areas

At approximately 17.5% the development achieves in excess of the minimum 15% open space requirement (for sites between 1ha and 2ha stipulated by the commentary to Policy H9).

The site has 2 clearly identifiable areas of open space with the SUDS/Open Space area in the South western area of the site and a central green space on the eastern side of the internal road. Both of these areas would be landscaped and with the central greenspace an area of seating would be provided for recreation and leisure. The proposal will also provide screening to the adjacent land.

Each of the boundaries on site demonstrate an aspect of screening. To the Northern Eastern aspect of the boundary opposite President Kennedy school the existing hedge would be retained with additional tree, shrub and a wildflower buffer proposed for ecological purposes. To the South Eastern boundary, a number of large native trees would be retained alongside the boundary hedgerow. To the South western boundary (onto Watery Lane) a number of native trees will be retained with the existing hedgerow also being retained in part. On the access to the site some feature trees are proposed within the public open space area with further planting proposed. On the North West boundary of the site an existing hedgerow and existing trees would be retained with further planting as on the north eastern boundary.

The applicant has demonstrated a suitable level of open space which has been designed to achieve a suitable buffer and to retain the green setting of the area as a whole.

### **Other Matters**

The issue of air quality was considered at outline stage, with conditions added to require low emission boilers; electric vehicle charging points for each dwelling; and a management plan to control dust emissions during construction.

### **Equality Implications**

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

## Conclusion

The allocation and grant of outline permission established the principle of residential development of the site. Having considered the matters raised in the course of the application and consultations summarised in this report it is the view of the officers that the reserved matters submitted are suitable. The proposed development would not result in any significant impact upon flooding, character of the area, air quality, highway safety, ecology or residential amenity, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, DS4, H1, H2, H3, H4: H6, H9, , GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, AC5, EM1, EM2, EM3, EM4, EM5, EM6, and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF

## CONDITIONS:/REASON

1. The development hereby permitted shall be carried out in accordance with the following approved plans: LP01 Location Plan, , 1221-TS-V1, 2015 SO2 PLUS\_LTH(2b4p) (2)-PLANNING (Warks Eaves), 2015 SO3\_LTH(3b5p) (3)-PLANNING WARWICKS, A\_921\_00\_CB\_01\_TH-3B-2S-P1 - Thespian CB Plans – A, A\_921\_00\_CB\_02\_TH-3B-2S-CB-E - Thespian CB Elevations - A Grey, A\_1507\_00\_CB\_01\_PH-4B-2S-P1 - Philosopher CB Plans, A\_1507\_00\_CB\_02\_PH-4B-2S-CB-E - Philosopher CB Elevations - A Grey, A\_1688\_00\_CB\_01\_WE-4B-2S-P1 - Weaver CB Plans, A68000CB01JO-2B-2S-P1-Joiner-CB-Plans, A68000CB02JO-2B-2S-CB-E-Joiner-CB-Elevations- Grey, A80200CB01TA-3B-2S-P1-Tailor-CB-Plans-A, A80200CB02TA-3B-2S-CB- E-Tailor-CB-Elevations-A Grey, A109200CB01SY-3B-2S-P1-Sawyer-CB-Plans, A109200CB02SY-3B-2S-CB-E-Sawyer-CB-Elevations- Grey, A117100CB01FA-4B-2S-P1-Farrier-CB-Plans, A117100CB02FA-4B-2S-CB-E-Farrier-CB-Elevations- Grey, A121400CB01SC-4B-2S-P1-Scrivener-CB-Plans-A, A121400CB02SC-4B-2S-CB-E-Scrivener-CB-Elevations-A Grey, A139200CB01LU-4B-2S-P1-Luthier-CB-Plans-A, A139200CB02LU-4B-2S-CB-E-Luthier-CB-Elevations- Grey, A168800CB02WE-4B-2S-CB-E-Weaver-CB-Elevations- Grey, BM01 Rev F, C5102 BHSM SS01 Rev B - Proposed Street scenes, CL01 Rev F, Farrier CW Elev Grey, LA4964-001 Landscape Strategy, LA4964-002 Soft Landscaping, LA4964-LMP-001, LA4967-DRS-01 20210505, Planning Layout -PL01 -rev F, PLC GABLE FRONTED GARAGE-std 00 001-E, plc garages-std 00 001-004, Plot 2 -Luthier-CB-Elevations- Grey, Plot 2 -Luthier-CB-Plans-A, Plot 37 -Sawyer-CB-Elevations Grey, Plot 37 -Sawyer-CB-Plans, Sawyer CW Elev Grey, Scrivener CW Elev Grey, Tailor CW Elev Grey, Thespian CW Elev Grey.

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

2. Prior to their incorporation into the development, details of:
  - window/ door frame colour and materials;
  - glazing details;
  - brick and mortar details;

- roofing materials
- eaves and verge details
- cladding details including colour/finish and profile, fixing
- systems and joint details;
- details of any rainwater goods;

shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full 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.

**Reason:** *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

3. Prior to occupation of the 30<sup>th</sup> dwelling the on-street car parking spaces shall be provided in accordance with the approved drawings and shall thereafter be retained and kept available for parking at all times.

**Reason:** *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway*

4. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way

**Reason:** *To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.*

5. Notwithstanding the submitted Flood Risk Assessment and Drainage Strategy further details in respect of details to the SUDS Pond and the drainage strategy to identified plots shall be submitted and be agreed by the Local Planning Authority. The revised details and strategy shall be implemented prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way

**Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'. To protect those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

6. Prior to the first occupation of the development hereby permitted, details of the timing for the provision of hard and soft landscaping works hereby approved shall be submitted to and agreed by the Local Planning Authority. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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 visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.*

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no development to form hard surfaces shall be carried out within the curtilage of any dwellinghouse[S] hereby permitted without the prior grant of planning permission by the Local Planning Authority

**Reason:** *Having regard to the open plan layout and general nature of the proposed development it is important to ensure that no development is carried out except with the permission of the Local Planning Authority, which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no buildings or enclosures shall be provided within the curtilage of, and no extensions, enlargements or additions erected or constructed to the dwellinghouses at plots 6&9 hereby permitted without the prior grant of planning permission by the Local Planning Authority.

**Reason:** *Having regard to the layout and general nature of the proposed development and its relationship with adjoining properties it is important to ensure that no development is carried out which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.*

9. In the event of the construction access road being utilised the removed section of hedge required for access into the site shall be reinstated within 3 months of the access to the site no longer being required and shall be retained thereafter.

**Reason:** *To protect those landscape features which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the*

*development in accordance with Policies GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

10. No development or other operations (including site clearance or other preparatory works) shall commence unless and until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of; the methodology for carrying out a hand dug exploratory trench/pit within the Root Protection Area without causing damage to those roots greater than 25mm diameter, contingency should roots be discovered within trench/pit, design of foundations to respect a 200-300mm air void located between the existing ground level and lower surface level of suspended foundation floor, and full tree protection details. The development shall only be carried out in strict accordance with the approved details.

***Reason:*** *To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.*