

Late Representations

Planning Committee 20 July 2023

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| Item No. 6 | <p>Planning Ref: PL/2023/0000654/FULM</p> <p>Site: Progress House Westwood Way Coventry. CV4 8JQ</p> <p>Proposal: Demolition of existing office building and erection of new building comprising student accommodation (Use Class Sui Generis) and commercial, business and service accommodation (Use Class E), amenity spaces, car parking, landscaping and associated works</p> <p>CONSULTEE RESPONSE(S)</p> <p>Not Applicable</p> <p>APPLICANT RESPONSE</p> <p>Not Applicable</p> <p>NEIGHBOUR RESPONSE(S)</p> <p>No further responses received.</p> <p>REPORT</p> <p>Further to the publication of the Committee Report; Page 22; Paragraph 2.6, amended plans have been received from the agents, addressing the front elevation in order to assist with a reduction in the massing. A number of design changes have been carried out in order to create more visual interest and provide relief to the street scene and front elevation. By way of a summary, the design changes to the front elevation consist of the following:</p> <ul style="list-style-type: none">• Brick piers increased to 1no full brick (225mm)• Living kitchen brickwork stepped out further to 5no bricks (1125mm)• Perforated panels to window vents reduced and moved away from brick piers (for steps in brickwork to be more visible)• Juliet balconies added to the living kitchens for more texture.• Textured brickwork added to the gable brickwork panels at ground floor.• Darker brickwork to the piers and the ground floor brickwork.<ul style="list-style-type: none">○ The darker brickwork to the ground floor works well with the cladding of the retail unit, and the darker brick to the living kitchen bays helps to break up the elevation.○ With the lighter brickwork to the set back bedroom windows. <p>These amendments are considered to be an acceptable change to the design and assist with addressing the front elevation by providing a welcomed relief from the previously recommended flat elevation.</p> <p>CONDITIONS</p> |
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As a result of the amended plans received Condition 2 would be amended to reflect the following plan substitutions:

| Plan | Original Reference | Version | Amended Reference | Version | Status |
|--|---|---------|------------------------------|---------|-----------------|
| Site Location Plan (1:1250) | 21021-GDL-A1-00-DR-A-0100-S3 | | As Previous | | For Approval |
| Existing Site Plan | 21021-GDL-A1-DR-DR-A-0100-S0 | 1 | As Previous | | For Information |
| Proposed Site Plan | 21021-GDL-A1-00-DR-A-0100-S3 | 5 | As Previous | | For Approval |
| L0 Ground Floor Existing Plan | 21021-GDL-A1-00-DR-A-1000-S0 | 1 | As Previous | | For Information |
| L1 First Floor Existing Plan | 21021-GDL-A1-01-DR-A-1-1000-S0 | 1 | As Previous | | For Information |
| Roof Existing Plan | 21021-GDL-A1-RF-DR-A-1000-S0 | 1 | As Previous | | For Information |
| Existing Elevations | 21021-GDL-A1-ZZ-DR-A-2000-S0 | 1 | As Previous | | For Information |
| Proposed North & East Site Elevations | 21021-GDL-A1-XX-DR-A-2200-S3 | 2 | 21021-GDL-A1-XX-DR-A-2200-D1 | 6 | For Approval |
| Proposed South & West Site Elevations | 21021-GDL-A1-XX-DR-A-2201-S3 | 2 | 21021-GDL-A1-XX-DR-A-2201-D1 | 5 | For Approval |
| Proposed Courtyard Elevations 1 | 21021-GDL-A1-XX-DR-A-2202-S3 | 2 | 21021-GDL-A1-XX-DR-A-2202-D1 | 5 | For Approval |
| Proposed Courtyard Elevations 2 | 21021-GDL-A1-XX-DR-A-2203-S3 | 2 | 21021-GDL-A1-XX-DR-A-2203-D1 | 5 | For Approval |
| General Arrangement L00 Ground Floor Proposed Plan | 21021-GDL-A1-00-DR-A-2100-S3 | 8 | 21021-GDL-A1-00-DR-A-2100-D1 | 12 | For Approval |
| General Arrangement L01 First Floor Proposed Plan | 21021-GDL-A1-01-DR-A-2100-S3 | 7 | 21021-GDL-A1- | 11 | For Approval |

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| | | | | 01-DR-A-2100-D1 | | |
| General Arrangement L02 Second Floor Proposed Plan | 21021-GDL-A1-02- DR-A-2100-S3 | 6 | | 21021- GDL-A1- 02-DR- A-2100- D1 | 10 | For Approval |
| General Arrangement L03 Third Floor Proposed Plan | 21021-GDL-A1-03- DR-A-2100-S3 | 8 | | 21021- GDL-A1- 03-DR- A-2100- D1 | 12 | For Approval |
| General Arrangement L04 Fourth Floor Proposed Plan | 21021-GDL-A1-04- DR-A-2100-S3 | 6 | | 21021- GDL-A1- 04-DR- A-2100- D1 | 10 | For Approval |
| General Arrangement L05 Fifth Floor Proposed Plan | 21021-GDL-A1-05- DR-A-2100-S3 | 8 | | 21021- GDL-A1- 05-DR- A-2100- D1 | 12 | For Approval |
| General Arrangement Roof Proposed Plan | 21021-GDL-A1-R- DR-A-2100-S3 | 2 | | 21021- GDL-A1- R-DR-A- 2100-D1 | 7 | For Approval |
| General Arrangement Proposed Section (AA, BB, CC) | 21021-GDL-A1- XX-DR-A-2300-S3 | 2 | | 21021- GDL-A1- XX-DR- A-2300- D1 | 5 | For Approval |
| General Arrangement Proposed Section (DD, EE, FF) | 21021-GDL-A1- XX-DR-A-2301-S3 | 2 | | 21021- GDL-A1- XX-DR- A-2301- D1 | 5 | For Approval |
| General Arrangement Proposed Section (GG, HH, JJ) | 21021-GDL-A1- XX-DR-A-2302-S3 | 2 | | 21021- GDL-A1- XX-DR- A-2302- D1 | 5 | For Approval |
| General Arrangement Proposed Section (KK, LL, MM) | 21021-GDL-A1- XX-DR-A-2303-S3 | 2 | | 21021- GDL-A1- XX-DR- A-2303- D1 | 5 | For Approval |
| Bay Study – Principal Elevation | New Document | | | 21021- GDL-A1- XX-DR- A-2339- S3 | 2 | For Informatio n |

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| | Bay Study – Principal Elevation Drawings | New Document | | 21021-GDL-A1-XX-DR-A-2330-S3 | 3 | For Information |
| | Bay Study – Principal Elevation Perspectives | New Document | | 21021-GDL-A1-XX-DR-A-2331-S3 | 3 | For Information |
| | Bay Study – Features | New Document | | 21021-GDL-A1-XX-DR-A-2331-S3 | 3 | For Information |
| | Bay Study – Courtyard Drawings | New Document | | 21021-GDL-A1-XX-DR-A-2333-S3 | 3 | For Information |
| | Bay Study – Courtyard Perspectives | New Document | | 21021-GDL-A1-XX-DR-A-2334-S3 | 3 | For Information |
| | Bay Study – Option 4 | New Document | | 21021-GDL-A1-XX-DR-A-2338-S3 | 4 | For Information |
| | General Arrangement Landscape Plan | PRO-UBU-XX-XX-DR-L-1000 | F | As Previous | | For Approval |
| | Illustrative Contextual Site Section (B-B) | 21021-GDL-A1-XX-DR-A-2310-DA | 1 | As Previous | | For Information |
| | Fire Tracking Plan | WL_2114_013 | P1 | As Previous | | For Approval |
| | General Arrangement Plan | PRO-UBU-XX-XX-DR-L-1000 | C | As Previous | | For Approval |
| Item No. 7 | <p>Planning Ref: PL/2023/0000606/FULM</p> <p>Site: Wyken Working Men’s Club, Ansty Road</p> <p>Proposal: Application for change of use of first floor function and committee rooms to provide bed and breakfast accommodation.</p> <p>Ward: Wyken</p> <p><u>Public Consultation</u></p> | | | | | |

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| | <p>Following the publishing of the agenda, a petition has been submitted by a local resident with 21 signatures and has been sponsored by Councillor Hopkin.</p> <p>Whilst no reasons were given with the petition, they would be expected to be in reference to the concerns highlighted by residents that are and summarised in the committee report.</p> <p><u>Conditions</u></p> <p><u>Minor Amendments</u></p> <p>Condition 2:</p> <p>Drawing No. 1139-08A Proposed Elevations to be replaced with Drawing No. 1139-08C Proposed Elevations</p> |
| <p>Item No. 8</p> | <p>Planning Ref: FUL/2022/3133</p> <p>Site: Cody's Court, Silverdale Close. CV2</p> <p>Proposal: Construction of three dwellinghouses with associated landscaping and parking</p> <p>NEIGHBOUR RESPONSE(S)</p> <p>Following the reconsultation on the reduced house scheme, further objections were received on the following grounds:</p> <ul style="list-style-type: none"> • Boundary fences have been removed causing security risks for existing neighbours • Proposed side windows will directly overlook neighbouring gardens and properties causing a loss of privacy • The proposed houses will affect light levels into neighbouring properties • Significant amounts of traffic and noise generated during the build stage • Reassurance needs to be provided that the TPO tree will be replaced • Three houses is still an overdevelopment of the site <p>CONDITIONS</p> <p><u>Condition 2</u> to be amended to reflect the amended version of the plans submitted and to remove reference to the drainage drawings as follows:</p> <p><i>2) The development hereby permitted shall be carried out in accordance with the following approved plans:</i></p> <ul style="list-style-type: none"> • 7239_12 Rev. E – Location and Block Plan • 7239_11 Rev. E – Proposed plans and elevations • 7239_10 Rev. J – Proposed site plan • L239-2.3-2000 Rev. P3 – Landscaping Masterplan • L239-2.3-2001 Rev. P3 – Planting Plan, except for the Tree Pit detail for Purple Beech (TPO 1), the details for which are required to be submitted for approval under condition 20. <p><u>Condition 4</u> (drainage) is currently a compliance condition, which is to be deleted and changed to require details to be submitted for approval as follows:</p> <p><i>4) Prior to commencement of the development hereby permitted, details of surface and foul water drainage works, which shall include a review of the existing drainage works on site serving nos. 1-5 Cody's Court with a statement to confirm whether any upgrades to the existing system are required shall be submitted to and approved in writing by the local planning authority. The</i></p> |

drainage works shall be installed and completed in full accordance with the approved details prior to first occupation of the dwellinghouses hereby approved and thereafter shall be retained, managed and maintained for the lifetime of the development 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 Policy EM4 and EM5 of the Coventry Local Plan 2016.

Conditions 12, 13 and 14 to include reference to the latest proposed site plan drawing - ref. 7239_10 Rev. J

Condition 20 has been reworded to include information required to be submitted for approval on the level of watering and on the foundations of the proposed houses to ensure they comply with NHBC Chapter 4.2 - Building Near Trees to ensure the best survival of the tree. Additional wording shown in bold:

- 20) *Within three months of the implementation of the works hereby permitted a replacement planting scheme for the T1 Purple Beech TPO tree, formerly located on the site to the west of the properties and car parking area of 1-5 Cody's Court, shall be submitted to and approved in writing by the Local Planning Authority and shall include:*
- a. planting plan, confirming the location of the replacement tree as shown on the approved drawings listed in condition 2 and which also includes details of: Nursey Stock Specification; Planting pit details; details for water maintenance visits and duration (**watering to consist of 35 litres per visit to help the tree establish**); photographic evidence that the planting pit and general surrounding area of approx. 2m radius has been thoroughly forked over to a minimum depth of 600mm with x10 50L bags of well- rotted farm manure incorporated, in order to improve the current compacted, fire-damaged soil structure;*
 - b. details of the size and species of the tree to be planted;*
 - c. approximate date(s) of planting;*
 - d. a schedule of maintenance for the tree; and*
 - e. **foundation details of the houses hereby approved to be in accordance with National House Building Council (NHBC) Standards 2023, Chapter 4.2 - Building Near Trees.***

The replacement planting shall be undertaken in accordance with the approved details within nine months of the implementation of the works hereby permitted. All trees 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 (excluding hard surfaces). Selection should be prioritised from local provenance and in compliance with current biosecurity guidelines. The trees shall be maintained in strict accordance with the approved schedule of maintenance. If within a period of five years from the date of planting the tree(s) (or any other tree(s) planted in replacement for it) is removed, uprooted, destroyed or dies or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, another tree(s) of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree(s).

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| | <p><i>REASON: In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2016.</i></p> |
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