

Late Representations

Planning Committee 20th December 2023

Item No. 5	Planning Ref:	RMM/2022/1982
	Site:	Land At Thompsons Farm Thompsons Road Coventry. CV7 8JW
	Proposal:	Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of 328o. dwellings and associated infrastructure pursuant to planning permission OUT/2019/0484 granted on 05/07/2022 for erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works. Historic Reference: OUT/2019/0484

CONSULTEE RESPONSE(S)

Local Lead Flood Authority (LLFA) raises no objection subject to Condition No.21 attached to outline permission OUT/2019/0022 to be re added.

CONDITIONS

Condition No.1 – Approved Drawings - added

- AMENDED DRAWING – Sketch Layout – Drawing No.EM038-PD-004MM (1 of 2
- AMENDED DRAWING – Sketch Layout – Drawing No.EM038-PD-004FF (2 of 2

Condition No.3 – The revision of the Arboricultural report is Rev D, dated 15th November 2023 and not revision C, dated 14th April 2023.

Condition No.4 – *the updated sketch layout drawing revision numbers are updated and the paragraph Any hard surface situated on land between a wall forming the principal elevation of the dwellinghouse shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area added to the condition.*

Condition No.4 now states:

Any on-plot landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths. Any hard surface situated on land between a wall forming the principal elevation of the

dwellinghouse shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area as shown on the approved plans namely AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004MM (1 of 2) and AMENDED DRAWING - Sketch Layout - Drawing No. Em038-PD-004FF (2 of 2), unless alternative details have been approved via a discharge of condition application, shall be completed in all respects within three months of the first use of that dwelling(s) and the tree(s) and shrub(s) shall be planted within the first planting season of that first use. 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.

Condition No.8 relating to the approval of the external materials proposed to be used in the construction of the house, has had the words 'and thereafter shall be retained and shall not be removed or altered in any way' has been removed.'

Condition No.9 is deleted as it is captured in Condition No.13 attached to the outline permission, OUT/2019/0484.

Condition No.10 relates to the removal of permitted development rights, the condition removes all permitted development rights which included the installation of solar panels, therefore specific classes from the General Permitted Development Order (GPDO) 2015 have been removed. Therefore, the following Parts of the GPDO have been removed.

- Part 1 - Class A, AA, B, D, E, F;
- Part 2 – Class A;
- Part 14 – Class C, H, I and P
- art 20 – Class ZA, A, AC, AD.

Condition No.10 now states:

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/change of use(s) as may otherwise be permitted by virtue of:

- *Part 1 - Class A (all plots); Class AA (all plots); Class B (all plots); Class D (all plots); Class E (plots 1, 6, 10, 15, 16, 18, 21, 24, 27, 30, 36, 37, 41, 48, 51, 53, 59, 60, 64, 65, 66, 74, 76, 79, 81, 82, 88, 94, 97, 98, 107, 112, 113, 114, 116, 117, 121, 124, 129, 132, 133, 136, 137, 141, 146, 149, 155, 158, 159, 160, 162, 163, 164, 169, 176, 185, 186, 187, 190, 193, 195, 198, 200, 201, 205, 206, 207, 209, 212, 213, 214, 220, 221, 222, 224, 225, 230, 233, 234, 235, 239, 243, 248, 250, 251, 254, 258, 260, 265, 268, 269, 272, 278, 282, 284, 285, 286, 287, 288, 289, 291, 292, 292, 294, 296, 297, 298, 302, 307, 309, 310, 312, 313, 314, 315, 318, 323, 324, 325, 326 and 328) and Class F (all plots);*
- *Part 2 – Class A (all plots);*
- *Part 14 – Class C (all plots); Class H(all plots); Class I (all plots); and*
- *Part 20 – Class ZA (all plots); Class A (all plots); Class AC (all plots); and Class AD (all plots);*

Condition No.13 has been split and amended and states:

No development shall commence on the combined footway and cycle track, unless and until full engineering and construction details of the 3m combined footway and cycle track have been submitted to and approved in writing by the Local Planning Authority.

Additional Condition No.15

The Phasing Plan required under Condition No.5 of the outline permission (OUT/2019/0484) shall include the timings of the opening of the proposed footpath(s) running along the south and south-western boundary of the site, which connects the proposed combined footway cycle track, which runs from the end of the Avenue road in between Plot No.129 and No.136, to the existing Public Right of Way (PRoW) (M310/b) that runs along the north-western boundary of the site and to the PRoW that runs to the south of the site (Thompsons Lane) (CAP 264).

An additional Condition is added at the request of the Local Lead Flood Authority (LLFA), which requires the submission of further details. However, it is to be noted that application FUL/2022/1981 has approved the main drainage infrastructure.

Condition No.16

- *A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.*
- *A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.*
- *Development discharge rates to be managed to Qbar greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.*
- *Evidence the 1 in 100 year plus 40% climate change events will be held within the site boundaries.*
- *Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.*
- *Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.*
- *All proposed outfalls must be confirmed and agreed with the Lead Local Flood Authority prior to the commencement of work on site.*
- *Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority*
- *Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.*
- *A minimum 5m way leave must be provided from the top bank of any ordinary watercourse and open water bodies.*

- *The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.*
- *Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event. Finished floor slab levels must be 300mm above the 1 in 100-year pluvial flood levels.*
- *Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.*
- *The drainage strategy should not result in top water levels of attenuation structures being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event.*
- *Where an attenuation structure is located adjacent to Public Highway boundary, the applicant should demonstrate the structural adequacy of the attenuation structure to safeguard Public Highway.*
- *Foul drainage plans*

The development shall proceed in accordance with the approved details.

Item
No.7

Planning Ref:	PL/2023/0001811/HHA
Site:	15 Merynton Avenue Coventry. CV4 7BL
Proposal:	Application for revised dormer and roof alterations, raised patio to rear and retention of minor amendments to extensions approved in HH/2020/0565 for two storey front, rear and side extensions.

SUPPORTING INFORMATION

'Schedule of Works' received via email on 12th December, relating to Condition 1.

Schedule of Works proposed is as follows-

January- scaffolding erection
 Mid Jan - current dormer deconstructed & skinned
 Starting Feb - new dormer structure Mid Feb - dormer insulation and exterior sealing
 End Feb - dormer flooring
 Starting March - dormer 1st fix
 March - dormer 2nd fix
 Finish April

Item
No. 11

Application: PL/2023/0002547/PAPD - Progress House, Westwood Way, Coventry

Site: Progress House, Westwood Way, Coventry

Proposal: Prior notification for the demolition of the existing building

Ward: Westwood

Introduction

Since the issuing of the committee report/paper, additional representations have been received and are summarised as follows.

Additional Representations

Since the publishing of the committee report three further representations have been received objecting to the notification, a summary of the objections are as follows;

- Development should be subject to an Environmental Impact Assessment
- The demolition is not permitted development
- Building should be repurposed.

Three petitions with sponsored have also been received and will be presented to planning committee.

In response to the points made, they have largely been covered within the report circulated to planning committee. However, it should be noted that in respect of these comments received, the previous application for Purpose Built Student Accommodation determined at committee has been screened and was identified to not meet the requirements for an environmental statement.

In respect of the re-purposing of the building, the Council does not have scope to require any building to be re-purposed which are subject to an application, and each application is determined on its own merits. As set out, this notification limits the scope of consideration to the points set out within the legislation including the method of demolition and how the site is to be left following the demolition.

Any further representations will be updated to members at the committee meeting.