

# Late Representations

## Planning Committee 12<sup>th</sup> September 2024

Item No. 6	<b>Planning Ref:</b>	PL/2024/0000246/RESM
	<b>Site:</b>	Land Between Bennetts Road And Fivefield Road Coventry
	<b>Proposal:</b>	Submission of reserved matters for 260no dwellings for all matters outstanding pursuant to planning permission OUT/2022/0713 granted on 25/03/2022 for 'Outline application for the demolition of all existing buildings (save for Manor Farm Cottage) and the erection of up to 260 dwellings and creation of associated vehicular accesses to Bennetts Road, pedestrian/cycle accesses, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except new vehicular access points into the site from Bennetts Road.
<p><b>CONSULTEE RESPONSE(S)</b></p> <p>An AMENDED REPORT - Arboricultural Impact Assessment &amp; Method Statement, dated September 2024 - Report Ref.11811_AIA.001 Rev B was submitted 9th September 2024, which has now removed the Tree Officers objection to the tree works.</p> <p>The works relate to T24 and G4 behind plots 256 – 260.</p> <p><b>REPORT</b></p> <p>Concerns have been raised with regards to drainage issues. As noted, the site has obtained planning consent for up to 260no houses. In support of the outline permission REPORT - Environmental Statement - Chapter 11.0 - Water and Drainage was submitted, it concluded:</p> <ul style="list-style-type: none"> <li>• The Site is located within Flood Zone 1 which is land defined as having an annual probability of river flooding less than 0.1%</li> <li>• The closest watercourse is the Hall Brook which runs within the site north to the south through the eastern part of the site. This is an ordinary watercourse rather than a Main River.</li> <li>• The Environment Agency Flood Risk from Surface Water Map, indicates that a majority of the site is a very low risk from surface water flooding. There are areas at low to high risk from surface water flooding within the southern parcel, due to low points around the existing farmyard and the Hall Brook. Surface water flooding is expected to occur within the vicinity of Hall Brook as it is an ordinary watercourse, likely to already contain water.</li> <li>• As part of the Coventry City Council Strategic Flood Risk Assessment (SFRA), a detailed hydraulic model of the Hall Brook was produced.</li> <li>• Due to ongoing changes regarding the proposed Keresley Link Road the detailed hydraulic model for the Hall Brook us being updated. The new model will demonstrate how flooding along the Hall Brook will change as a result of the new Link Road and associated crossings.</li> <li>• Topographical information indicates Parcel A generally slopes from south to north with levels ranging from 128.32m AOD to 117.75m AOD and Parcel B slopes from north-west to south-east with levels ranging from 126.33m AOD to 115.27m AOD. The drainage strategy has been designed to follow the existing topography and a summary of the key points of this strategy are included below:             <ul style="list-style-type: none"> <li>o The drainage system will protect the proposed development from flooding up to and including a 1 in 100 year storm event, plus 40% climate change (for rainfall intensity).</li> </ul> </li> </ul>		

- o Soakage tests on adjacent sites and as agreed with CCC has indicated soakage is not feasible and therefore surface water runoff will be discharged into the Hall Brook.
- o Discharge rates will be set to 20% below the QBAR for all return events as required by CCC.
- o Surface water runoff from the site will be managed by SuDS. A variety of SuDS will be utilised including swales, attenuation basins, rain gardens and permeable paving. This will attenuate surface water runoff from the proposed development on-site.

At the outline stage the Local Lead Flood Authority (LLFA) accepted the findings presented with a caveat that single site discharge 5 l/s is the workable minimum for a given site. Therefore, the discharge rate for parcel A should be set at 5 l/s. No objections were raised subject to a condition requiring a scheme to be submitted to, and approved in writing by, the Local Planning Authority(LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken.

Turning to the reserved matters application, a number of documents have been submitted in support of the application:

- AMENDED DRAWING - Pond Basin Sections - Sheet 1 of 3 - Drawing No.22122.1-017 Rev B
- AMENDED DRAWING - Pond Basin Sections - Sheet 2 of 3 - Drawing No.22122.1-018 Rev B
- AMENDED DRAWING - Pond Basin Sections - Sheet 3 of 3 - Drawing No.22122.1-019 Rev B -
- AMENDED DRAWING - External Levels - Sheet 1 - Drawing No.22122.1-100 Rev D
- AMENDED DRAWING - External Levels - Sheet 2 - Drawing No.22122.1-101 Rev C
- AMENDED DRAWING - S104 Drainage Layout - 1 - Drawing No.22122-1-102 Rev F
- AMENDED DRAWING - S104 Drainage Layout - 2 - Drawing No.22122-1-103 Rev F.

The Local Lead Flood Authority (LLFA) made specific comments on the information submitted, that were largely happy with how the drainage strategy for the site is progressing and raises no objections subject to the same condition that was attached to the outline permission.

## CONDITIONS

Condition No.1	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• DRAWING - Location Plan - Drawing No.C5684-PL001 Rev –</li> <li>• AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev H</li> <li>• AMENDED DRAWING - Site Layout 1 of 2 - Drawing No.C5684-PL101 Rev C</li> <li>• AMENDED DRAWING - Site Layout 2 of 2 - Drawing No.C5684-PL102 Rev C</li> <li>• AMENDED DRAWING - Car and Cycle Parking Distribution – Drawing No.C5684-PL110 Rev C</li> <li>• AMENDED DRAWING - Materials Distribution Plan – Drawing No.C5684-PL112 Rev C</li> <li>• AMENDED DRAWING - Refuse Strategy - Drawing No.C5684-PL113 Rev C</li> <li>• AMENDED DRAWING - Electric Vehicle Charging Points – Drawing No.C5684-PL114 Rev C</li> <li>• AMENDED DRAWING - Section 106 Affordable Plan – Drawing No.C5684-PL115 Rev C</li> <li>• AMENDED DRAWING - Managed Area Plan - Drawing No.C5684-PL116 Rev B</li> <li>• AMENDED DRAWING - Apartment Block A - Elevations –</li> </ul>
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	<p>Drawing No.C5684-PL400_20 Rev B</p> <ul style="list-style-type: none"> <li>• DRAWING - Apartment Block A - Floor Plans - Drawing No.C5684-PL400_10 Rev A</li> <li>• AMENDED DRAWING - FO1L Apartment Bin Store - Drawing No.C5684 PL 601-10 Rev –</li> <li>• AMENDED DRAWING - External Levels - Sheet 1 – Drawing No.22122.1-100 Rev D</li> <li>• AMENDED DRAWING - External Levels - Sheet 2 - Drawing No.22122.1-101 Rev C</li> <li>• AMENDED DRAWING - Pond Basin Sections - Sheet 1 of 3 – Drawing No.22122.1-017 Rev B</li> <li>• AMENDED DRAWING - Pond Basin Sections - Sheet 2 of 3 – Drawing No.22122.1-018 Rev B</li> <li>• AMENDED DRAWING - Pond Basin Sections - Sheet 3 of 3 – Drawing No.22122.1-019 Rev B -</li> <li>• AMENDED REPORT - Arboricultural Impact Assessment &amp; Method Statement, dated September 2024 - Report Ref.11811_AIA.001 Rev B</li> </ul>
Condition No.2	<p>The existing tree(s) and hedge(s) indicated on the approved plan AMENDED DRAWING - Site Layout - Drawing No.C5684-PL100 Rev H and AMENDED REPORT - Arboricultural Impact Assessment &amp; Method Statement, dated September 2024 - Report Ref.11811_AIA.001 Rev B to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 2mm at any point. Any tree(s) or hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the Local Planning Authority. 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 (excluding hard surfaces)</p>
Condition No.4	<p>Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which 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). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the [hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. 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.</p>
Condition No.5	Delete

Condition No.10	<p>Notwithstanding the details shown on AMENDED DRAWING - Site Layout – Drawing No.C5684-PL100 Rev H prior to the installation of the SuDs hereby permitted, full engineering and constructional details of any potential Gabion vehicle restraint system shall be submitted to and approved in writing by the Local Planning Authority. The Gabion vehicle restraint system shall be installed in full accordance with the approved details prior to vehicular use of the road and thereafter shall be retained and shall not be removed or altered in any way.</p>
New Condition	<p>Notwithstanding the Flood Risk Assessment and Drainage Strategy, the following shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance for each reserved matters application. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features: -</p> <ul style="list-style-type: none"> <li>• Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.</li> <li>• General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so)</li> <li>• Water quality control mediums such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground.</li> <li>• The use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for NOT using should be clearly stated. All in accordance with Coventry City Council’s Supplementary Planning Document “Delivering a more Sustainable City”.</li> <li>• The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield runoff minus 20% or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the CCC SFRA.</li> <li>• A detailed strategy document must be submitted to, and approved in writing by the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.</li> <li>• An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.</li> <li>• Prior to the commencement of any works on site, 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. This should be covered under environmental risks in the Site Specific CEMP.</li> <li>• Evidence must be provided to confirm that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) 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</li> </ul>

	<p>Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments with 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 LPA and LLFA.</p> <ul style="list-style-type: none"> <li>• Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the buildings will be protected in such an event.</li> <li>• Single outfall points will be discouraged on larger sites, as outfall points should be located to best mimic the natural discharge condition.</li> <li>• Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.</li> <li>• 300mm above the 1 in 100 year pluvial flood levels, and above the 1 in 1000 year fluvial flood levels.</li> <li>• Evidence of the 1 in 100 year plus climate change events will be held within the site boundary surface profile.</li> <li>• No ordinary watercourse shall be culverted unless there is an overriding need to do so and justified in line with the Environment Agency's current policy. If possible, any existing surface water culverts should be opened and restored to a natural channel.</li> <li>• Where watercourses are culverted as part of the development, adequate provision for maintenance and survey access must be provided.</li> <li>• Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) 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.</li> <li>• All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list.</li> <li>• Foul drainage plans.</li> </ul> <p>The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.</p>	
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Item No. 7

Planning Ref: RMM/2022/0679

Site: Land At Fivefield Road And Tamworth Road Street Record Tamworth Road Coventry.

Proposal: Submission of Reserved Matters for 18no. dwellings off Tamworth Road, for all matters outstanding pursuant to permission OUT/2019/0022 granted on 7th February 2022 for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site | Historic Reference: OUT/2019/0022

**CONSULTATION RESPONSES**

A second petition has been received. This ePetition runs from 06/08/2024 to 17/10/2024. The petition states:

*'We the undersigned petition the Council to protect the World War 2 artefacts within the developments planned for Keresley. The first is the Pill Box off Bennetts Road on application FUL/2020/0748. A very rare and preserved example. The second is the underground shelter on application OUT2019//0022. Well built, right next to a boundary hedge and not within the footprint of an intended dwelling. The CCC*

conservationist in his report argued this should be preserved as being of historical importance. The third is a Spigot Mortar. These were laid around Coventry for defence, very few are left.

Keresley has a long history. It is part of the Forest of Arden. Over the years many interesting archaeological artefacts have been discovered. The four ancient woods in the area were first listed in documents as early as the 13th Century. Indeed, many of the hedgerows in this area can be dated to over 500 years old. A 'more modern' history and artefacts found in Keresley are relating to World War 2. The Spigot Mortar was a wartime defence and these were placed all around Coventry. A Pill Box, built as a concrete fort, a very substantial construction which served as a look out and machine gun post. Also in Keresley we have an underground shelter. This shelter was close to houses on the Tamworth Road. Several of these houses were used for billeting medical staff from the nearby Keresley Hospital. This is a very good example of an underground shelter, built extremely well with good drainage and looks today as it probably did eighty years ago. These all need protected status.'

The petition sponsor is Ward Councillor B Christopher.

#### Officers Response:

FUL/2020/0748 relates to application for the erection of 388no. dwellings (C3), public open space, landscaping, drainage attenuation areas, access from Bennetts Road and Penny Park Lane, access roads, land safeguarded for a new Link Road, and other associated works. It is the David Wilson Home / Barratts site. This application was heard and approved at the Planning Committee on 2nd November 2023.

Within the Planning Committee report it stated:

*A programme of archaeological trenching was warranted. This was done prior to determination of the application as any findings could have had an impact on the layout of the site and therefore the quantum of development proposed.*

*A Written Scheme of Investigation was submitted and approved for the site, REPORT - Written Scheme of Investigation (WSI) for Archaeological Field Evaluation, dated 22nd July 2022 - Report Ref:22-233.*

*On the submission of the WSI further works were undertaken to explore further areas of interest.*

*AMENDED REPORT - An Archaeological Evaluation for Land east of Bennetts Road - Report Ref.2022-140, AMENDED REPORT - Written Scheme of Investigation for Archaeological Field Excavation, dated 12th June 2023 - Report Ref.23-199 and AMENDED REPORT - Written Scheme of Investigation for Archaeological Field Evaluation, dated 22nd July 2022 - Report Ref.23-233 were submitted it showed that a burnt mound was found which required the area to be preserved in situ, within the Public Open Space (POS). This required the edge of one of the SUDs to be realigned.*

*A WW2 Pill Box was found within the western boundary adjacent to Bennetts Road and 29mm Blacker Bombard spigot mortar was found, located within a hedgerow on land off Bennetts Road – Historic England have been involved and have decided not to formal list the spigot, however, an application to have the spigot locally listed has been submitted.*

*Nevertheless, the revised drawings show the burnt mound preserved in situ, within the open space area; the WW2 Pill Box is being retained in situ and the spigot mortar is retained within the existing hedgerow.*

Application OUT/2019/0022 was submitted; heard at the 4th March 2021 Planning Committee meeting and subsequently approved the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to

Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site (in part). This relates to the Bellway parcels.

The Air raid shelter is located within the parcel covered by RMM/2022/0679. The air raid shelter is located within the rear garden of Plot No.19. The developable area was set out within the outline permission OUT/2019/0022, and the air raid shelter was not required to be retained.

**REPORT**

The reports refers to 19no dwellings being proposed whereas the correct number is 18no dwellings proposed as Plot No.11 has been omitted, therefore making the total number of houses either approved or pending against the outline maximum of 550, 534no dwellings.

The correct drawing with the latest layout proposals is AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.1000 AF.

An additional drawing has been submitted to show the cross-section to the woodland buffer. This is AMENDED DRAWING - Ancient Woodland Buffer Cross Section BB (Plot 10) - Drawing No.P21-1372-EN-0001-A-0002.

Layout

The layout has been re-tracked with the required Fire Tender and refuse vehicles in mind. Highways have raised one query with regard to the tracking. This update will be reported verbally to the committee within the meeting (Page 75).

**CONDITIONS**

<p>Condition No.1</p>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• DRAWING - Parcel 1 Red Line Plan - Drawing No.KER-P1RL-01</li> <li>• AMENDED DRAWING - Site Layout (Plot 1-19) - Drawing No.20045-1000AF</li> <li>• AMENDED DRAWING - Tree Protection Plan Over - Combined Lay Sheet 3 - Drawing No.37-1044.06-M</li> <li>• AMENDED DRAWING - Boundary Treatment Layout - Plots 1 - 19 - Drawing No.1000LN</li> <li>• AMENDED DRAWING - Site Level Strategy - Sheet 2 – Drawing No.890407-RSK-ZZ-XX-DR-C-0011 P05</li> <li>• AMENDED DRAWING - Proposed Dentation Basin Details – Sheet 1 - Drawing No.890407-RSK-ZZ-XX-DR-C-0014-P01</li> <li>• AMENDED DRAWING - Proposed Dentation Basin Details – Sheet 2 - Drawing No.890407-RSK-ZZ-XX-DR-C-0015-P01</li> <li>• AMENDED DRAWING - Managed Areas Plan – Drawing No.HBR-MAP-01 A</li> <li>• AMENDED DRAWING - Materials Drawing - Bricks - Sheet 1 – Drawing No.TRK-MDB-01E</li> <li>• AMENDED DRAWING - Materials Drawing - Roof Tiles - Sheet 1 – Drawing No.TRK-MDB-01D</li> <li>• AMENDED DRAWING - Detailed POS Landscape Proposals (Sheet 1 of 4) - Drawing No.P21-1372_04L</li> <li>• AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 1 of 10) - Drawing No.P21-1372_09-J</li> <li>• AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 2 of 10) - Drawing No.P21-1372_10-K</li> <li>• AMENDED DRAWING - Trillium - Planning Drawings - Town Code 3 - Brick - Drawing No.AWM-TRL-TB-ET01</li> <li>• AMENDED DRAWING - Trillium - Floor Plans – Drawing No.AWM-TRL-01</li> <li>• AMENDED DRAWING - Primrose - Planning Drawing –</li> </ul>
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	<p>Town Code 3 - Tile Hanging - Drawing No.AWM-PRM-TT-ET01</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Primrose - Planning Drawing –</li> </ul> <p>Town Code 3 - Render - Drawing No.AWM-PRM-TB-ET02</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Primrose - Planning Drawing –</li> </ul> <p>Floor Plans -Brick &amp; Render - Drawing No.AWM-PRM-01</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Gardenia - Planning Drawing –</li> </ul> <p>Town Code 3 - Brick - Drawing No.AWM-GAR-TB-ET01</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Dahlia - Planning Drawings –</li> </ul> <p>Town Code 3 - Brick - Drawing No.AWM-DAH-TB-ET01</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Dahlia - Floor Plans –</li> </ul> <p>Drawing No.AWM-DAH-01</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Camellia - Planning Drawing –</li> </ul> <p>Town Code 3 - Render - Drawing No.AWM-CAM-TB-ET02</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Camellia - Planning Drawing –</li> </ul> <p>Town Code 3 - Brick - Drawing No.AWM-CAM-TB-ET01</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Angelica - Planning Drawing –</li> </ul> <p>Town Code 3 - Half Render - Drawing No.AWM-ANG-TB-ET02A</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Allium - Planning Drawing –</li> </ul> <p>Town Code 3 - Render - Drawing No.AWM-ALL-TB-ET02</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Allium - Planning Drawing –</li> </ul> <p>Town Code 3 - Brick - Drawing No.AWM-ALL-TB-ET01</p> <ul style="list-style-type: none"> <li>• DRAWING - Single Garage, Planning Drawing,</li> </ul> <p>Town Code 1, 2 &amp; 3 (Plots No.2, 4, 7&amp; 8) –</p> <p>Drawing No.AWM-GAR-01</p> <ul style="list-style-type: none"> <li>• DRAWING - Double Garage, Planning Drawing,</li> </ul> <p>Town Code 1, 2 &amp; 3 (Plots No.10, 11, 46 &amp; 195) –</p> <p>Drawing No.AWM-GAR-03</p> <ul style="list-style-type: none"> <li>• DRAWING - Double Garage - Hipped Roof, Planning Drawing,</li> </ul> <p>Town Code 1, 2 &amp; 3 (Plots No.19, 20, 108,&amp; 111) –</p> <p>Drawing No.AWM-GAR-05</p> <ul style="list-style-type: none"> <li>• DRAWING - Double Garage - Twin, Planning Drawing,</li> </ul> <p>Town Code 1, 2 &amp; 3 (Plots No.12, 13, 207 &amp; 208) –</p> <p>Drawing No.AWM-GAR-05</p> <ul style="list-style-type: none"> <li>• DRAWING - Double Garage - Twin, Planning Drawing,</li> </ul> <p>Town Code 1, 2 &amp; 3 (Plots No.112,113,203 &amp; 204) –</p> <p>Drawing No.AWM-GAR-06</p> <ul style="list-style-type: none"> <li>• DRAWING - Triple Garage, Planning Drawing, Town Code</li> </ul> <p>1, 2 &amp; 3 (Plots No.115, 115 &amp; 116) - Drawing No.AWM-GAR-07-</p> <ul style="list-style-type: none"> <li>• AMENDED DRAWING - Elite Garage, Planning Drawing,</li> </ul> <p>Town Code 1, 2 &amp; 3 (Plots No.8 &amp; 17) –</p> <p>Drawing No.AWM-GAR-Elite-ET01, as submitted 21st March 2023</p> <ul style="list-style-type: none"> <li>• DRAWING - Hedgehog Gate &amp; Route Plan - Sheet 2 –</li> </ul> <p>Drawing No.TRK-HRP-02</p>
Condition No.2	<p>The existing tree(s) and hedge(s) indicated on the approved plan and reports namely AMENDED DRAWING - Site Layout (Plot 1-19) – Drawing No.20045-1000AF and AMENDED DRAWING – Tree Protection Plan Over - Combined Layouts - Sheet 3 – Drawing No.37-1044.06-M to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 2m at any point. Any tree and/or hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes; in the opinion of the Local Planning Authority; seriously damaged or defective, shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s)</p>



		of such size and species details of which must be submitted to and approved by the Local Planning Authority. 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.3	Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: <ul style="list-style-type: none"> <li>• Arboricultural Method Statement</li> </ul>	
	Condition No.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 within Class A - rear and side extensions for Plots No.1, 7, 8, 9 & 19; Class AA (all plots),; Class B for Plots No.2, 3, 4, 5, 6 & 12; Class D for Plots No.2, 5, 6, 9, 12 & 19 and Class E for Plots No.1, 7, 8, 9, 19 shall be erected or constructed to any dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.	
	Condition No.9	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 shown on the approved plans, namely AMENDED DRAWING - Detailed Plot Landscape Proposals (Sheet 1 of 10) - Drawing No.P21-1372_09-J; AMENDED DRAWING – Detailed Plot Landscape Proposals (Sheet 2 of 10) - Drawing No.P21-1372_10-K and AMENDED DRAWING - Boundary Treatment Layout - Plots 1 - 19 - Drawing No.1000N.	
	Condition No.10	The soft landscaping hereby approved on AMENDED DRAWING – Detailed Plot Landscape Proposals (Sheet 1 of 10) – Drawing No.P21-1372_09-J; AMENDED DRAWING – Detailed Plot Landscape Proposals (Sheet 2 of 10) – Drawing No.P21-1372_10-K and AMENDED DRAWING – Detailed POS Landscape Proposals (Sheet 1 of 4) – Drawing No.P21-1372_04L, unless alternative details have been approved via a discharge of condition application, shall be completed in all respects prior to occupation of the 15th dwellinghouse. 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.12	Within one month of the erection of the 1m high metal estate railings and 0.4m high knee railings as shown on AMENDED DRAWING – Boundary Treatment Layout - Plots 1 - 19 - Drawing No.1000L , hereby permitted, they shall be colour coated in black	

Condition No.13	The dwellinghouses hereby permitted shall be constructed from the approved materials contained within AMENDED DRAWING – Materials Drawing - Bricks - Sheet 1 - Drawing No.TRK-MDB-01E and AMENDED DRAWING - Materials Drawing - Roof Tiles - Sheet 1 – Drawing No.TRK-MDB-01D, unless alternative details have been approved via a discharge of condition application. 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.
Condition No.15	No dwelling(s) hereby permitted shall not be occupied unless and until the bin storage area(s) for that dwelling have been laid out and provided in full accordance with the approved plan, AMENDED DRAWING - Site Layout - Plots 1 - 19 - Drawing No.20045 – 1000AF, unless alternative details have been approved via a discharge of condition application. Thereafter those facilities shall remain available for use at all times. All bins which serve that dwelling must be stored within the approved bin storage area for that individual Plot and not positioned on the public highway or in the open unless on bin collection days. All bins which serve the development shall not be stored within the allocated bin collection points unless on bin collection days.
Condition No.18	Notwithstanding the details shown on AMENDED DRAWING – Site Layout - Plots 1 – 19 - Drawing No.20045 – 1000AF and AMENDED DRAWING - Tree Protection Plan Over - Combined Layouts - Sheet 3 - Drawing No.37-1044.06-M no earthworks and/or engineering operations shall be located within the RPA of any Ancient Woodland Tree

Item No. 8	<p><b>Planning Ref:</b> PL/2023/0000167/FUL</p> <p><b>Site:</b> Garage Block Meadfoot Road Coventry</p> <p><b>Proposal:</b> Demolition of existing garages and erection of 2no 2-bedroom houses and 2no 3-bedroom houses with associated access, landscaping and parking. Relocation and retention of 8no general parking spaces and 1no privately owned parking space.</p> <p><b>NEIGHBOUR RESPONSE(S)</b></p> <p>There have been two additional objections to the scheme following completion of the Committee report, which raise the following additional concerns:</p> <p>a) Insufficient communal parking on amended scheme.</p> <p>b) Question regarding boundary treatments following demolition of garages / mitigation needed to ensure no land movement between the lower-level site and higher adjoining gardens.</p> <p>c) Will development be carried out in phases to ensure parking is unaffected?</p> <p>d) Concern roots from new trees will cause property damage.</p>
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e) Loss of green space and potentially harm local biodiversity.

These matters will be updated as part of the officer's presentation.

Item  
No. 9

Application PL/2024/0000825/FUL - 2 Grasscroft Drive

**Planning Ref:** PL/2024/0000825/FUL

**Site:** 2 Grasscroft Drive Coventry

**Proposal:** Two storey side and rear extensions, alterations and change of use from residential to 7 bedroom HMO

### **APPLICANT RESPONSE**

The applicant has responded to the reasons for deferral in the following paragraphs.

Following deferral of the application from the previous committee, the applicant has provided a response setting out detailed commentary on the discussions that took place at Committee and highlighting the following matters in support of the application:

The house is currently used for private rental housing to meet the needs of families and professionals working locally and at. The property has also historically been let as a house of multiple occupation (HMO) for many years and there have never been any issues with parking.

Two parking surveys were completed, with the second survey in full accordance with LHA standards and showing that there is 63% capacity on roads within 200m of the site. These results have been verified by the local highway authority and deemed accurate.

4 parking spaces can be catered for physically on site, 2 to the immediate frontage and 2 to the side although the two spaces to the front were omitted at the request of the planning officer due to the lack of dropped kerb. However, vehicles have been parking on the front driveway for the past 20 years and there have been no issues with vehicles accessing and egressing at this point. The garage could also be used for a parking space.

National Planning Policy Framework and the National Planning Policy Guidance, states in order for a proposed development to be refused on highways and transportation grounds, the impact of that development needs to be demonstrated as being "severe". In this case, the nature and location of the development and the findings of the Parking Survey demonstrate that significant numbers of on-street parking spaces are regularly available such that the impact of the proposed development would not be severe, or detrimental in any way.

As stated in the previous committee, planning applications have to be assessed on their own merits and in accordance with the adopted development documents.

Several changes to the design have been made in order to make the proposals more compliant,

- The width of the extension has been reduced from 4.3m width to 4.0m width
- The extension has been amended to make it subservient
- Windows have been made obscure where requested. Additional windows have been omitted.
- The number of bedrooms have been reduced from eight bedrooms to seven.

A change in the design by reducing the number of rooms further is not necessary as the application has already been amended to meet the required standards set out by the local authority.

They will be forced to appeal the decision for costs and loss of income if the application is refused and therefore hopes that committee will support the recommendation based on the material facts.

Issues

To clarify the applicants points regarding 4/5 spaces can be accommodated on site and that the garage could also be used as a parking space, however the Local Highways Authority considered it would be inappropriate to place a dropped kerb at the front of the property due to the location on a bend and visibility issues, also the garage does not meet the requirements of a modern car parking space.