

# Late Representations

## Planning Committee 23 February 2023

<p>Item No. 7</p>	<p><b>Application No.</b> – OUT/2022/0712</p> <p><b>Description of Development</b> - Outline application for the demolition of all existing buildings (save for Poddy Cottage) and the erection of up to 290 dwellings and creation of associated vehicular accesses to Bennetts Road and Fivefield Road, pedestrian/cycle accesses, diversion of public rights of way, highway improvements, parking, landscaping, drainage features, open space, and associated infrastructure, with all matters to be reserved except vehicular access points into the site.   Historic Reference: PREAPP/2021/2706</p> <p><b>Site Address</b> – Land between Bennetts Road and Fivefield Road, Keresley, Coventry</p> <p><b>Consultation Response</b></p> <p>Two additional neighbour comments were received on notification of the Committee meeting.</p> <p>The comments do not raise any new material planning considerations and relate to the 'need' for housing and the drainage of the site.</p> <p>One comment raised a number of non-material planning consideration about the quality of the building work currently taking place on other parcels of land contained within the SUE.</p> <p><b>Report</b></p> <p>The correct CCG figure is £237,049 as contained within the main part of the report, not the summary total of £279,427.</p> <p><b>Conditions</b></p> <p>Condition No.4 has been split to make two conditions. The conditions will now read as:-</p> <p>Condition No.4 – Amended</p> <p>The development shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"><li>• DRAWING - Site Location Plan - Drawing No.C5041-003-03.</li><li>• AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev C.</li><li>• AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-003-01 Rev C.</li><li>• AMENDED DRAWING - Proposed Bennetts Road Site Access Junction - Drawing No.T21517-007 Rev A.</li><li>• AMENDED DRAWING - Proposed Pedestrian/Cycle Route Retained Access - Drawing No.T21517-008 Rev A.</li><li>• AMENDED DRAWING - Proposed Fivefield Road Site Access Junction - Drawing No.T21517-009 Rev B.</li></ul>
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- AMENDED DRAWING - Proposed Bennetts Road Site Access Refuse Swept Paths - Drawing No.T21517-010 Rev A.
- AMENDED DRAWING - Proposed Fivefield Road Site Access Swept Path 01 - Drawing No.T21517-011 Rev B.
- DRAWING - Proposed Emergency Access Swept Path Analysis T21517.003 rev B.
- DRAWING - Footpath General Arrangement - Drawing No.26381\_02\_020\_01 Rev A.

Condition No.5 – New

'The reserved matters shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:

- provision of LEAP;
- retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 10th February 2022 - Report Ref:220210 1276 AIA V1 Site C; REPORT - Veteran Tree Management Report, dated 13th July 2022 - Report Ref:220706 1276 VTR V and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-003-02 Rev B.
- Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development.
- Provision of a Sustainable Transport Hub within the site to include:
  - Super bus stops with shelters and real-time information
  - Preparations for cycle hire docking station(s) including hard-standing and power supply
  - Provision of communal EV charging points
  - Provision of car club parking and information boards/displays
  - Provision of cycle hire storage facility.'

Condition No.8 has been simplified and now reads:-

'Prior to the commencement of the development hereby permitted, full details of the proposed LEAP shall be submitted to and approved in writing by the Local Planning Authority, which shall cater for children from 4 to 8 years of age. The LEAP shall be completed in full accordance with the approved details before the dwellings are first occupied and thereafter shall be retained and shall not be removed or altered in any way.'

Condition No.9 has been split.

Condition No.9 – as amended

'Notwithstanding any approved details, no development of vehicular accesses shall commence unless and until engineering and constructional details of the proposed highway works for vehicular and non-vehicular site access has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved details shall be strictly adhered to and shall not be amended in any way.'

	<p>New condition</p> <p>'No more than 200 dwellings shall be occupied until the eastern segregated footway / cycle track element of the access via Fivefield Road has been completed and is open to traffic.'</p> <p>Condition No.11, No.12, No.13, No.19 have had 'for each phase' added.</p>
<p>Item No. 8</p>	<p><b>Application No. – OUT/2022/0713</b></p> <p><b>Description of Development</b> - 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> <p><b>Site Address</b> – Land West of Bennetts Road, Keresley, Coventry</p> <p><b>Consultation Response</b></p> <p>Two additional neighbour comments were received on notification of the Committee meeting.</p> <p>The comments do not raise any new material planning considerations and relate to the 'need' for housing and the drainage of the site.</p> <p>One comment raised a number of non-material planning consideration about the quality of the building work currently taking place on other parcels of land contained within the SUE.</p> <p><b>Conditions</b></p> <p>Condition No.4 has been split to make two conditions. The conditions will now read as:</p> <p>-</p> <p>Condition No.4 – Amended</p> <p>'The reserved matters shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• DRAWING - Site Location Plan - Drawing No.C5041-005-03.</li> <li>• AMENDED DRAWING - Amended Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-005-02 Rev D.</li> <li>• AMENDED DRAWING - Access and Infrastructure Parameter Plan - Drawing No.C5041-005-01 Rev E</li> <li>• AMEDNED DRAWING - Proposed Site Access Arrangements - Drawing No.T21517-001 Rev G</li> <li>• AMENDED DRAWING - Proposed Emergency Access - Swept Path Analysis 01 - Drawing No.T21517-003 Rev C</li> <li>• DRAWING - Proposed First Phase Access Bennetts Road South - Drawing No.T21517-012 Rev A.</li> <li>• DRAWING - Proposed First Phase Access Swept Path Analysis 01 - Drawing No.T21517-013 Rev A.</li> </ul>

	<ul style="list-style-type: none"> <li>• DRAWING - Proposed Site Access Swept Path Analysis 01 - Drawing No.T21517-002 Rev A.'</li> </ul> <p>Condition No.5 – New</p> <p>'The reserved matters shall have full regard to the Sustainable Urban Extension Design Guidance SPD and include the following specific requirements:</p> <ul style="list-style-type: none"> <li>• provision of LEAP;</li> <li>• retention of trees, tree groups and hedgerows indicated for retention in the submitted Arboricultural Impact, REPORT - Environmental Statement - Appendix 5.3 - Arboricultural Impact Assessment, dated 4th February 2022 - Report Ref:220210 1276 AIA V1 Site A&amp;B and AMENDED DRAWING - Land Use and Green Infrastructure Parameter Plan - Drawing No.C5041-005-02 Rev D.</li> <li>• Inclusion of car club spaces for the SUE wide car club at locations to be agreed within the development</li> <li>• Provision of a Sustainable Transport Hub within the site to include: <ul style="list-style-type: none"> <li>○ Super bus stops with shelters and real-time information</li> <li>○ Preparations for cycle hire docking station(s) including hard-standing and power supply</li> <li>○ Provision of communal EV charging points</li> <li>○ Provision of car club parking and information boards/displays</li> <li>○ Provision of cycle hire storage facility.</li> </ul> </li> </ul> <p>Condition No.8 has been simplified and now reads:-</p> <p>'Prior to the commencement of the development hereby permitted, full details of the proposed LEAP shall be submitted to and approved in writing by the Local Planning Authority, which shall caters for children from 4 to 8 years of age. The LEAP shall be completed in full accordance with the approved details before the dwellings are first occupied and thereafter shall be retained and shall not be removed or altered in any way.'</p> <p>Condition No.11, No.12, No.13, No.14 and No.19 have had 'for each phase' added.</p>
<p>Item No. 9</p>	<p><b>Application No.</b> - FUL/2022/3210</p> <p><b>Description of Development</b> - Change of use from a dwellinghouse (Use Class C3) to a residential institution for children / young adults (Use Class C2).</p> <p><b>Site Address</b> – 1 Lyttleton Close</p> <p><b>Consultation responses</b></p> <p>Comments have been received from the West Midlands Fire Service, who have no adverse comments to make regarding this planning application.</p> <p>The council's waste service team have responded to consultation and have stated that the proposed use would require the addition of 1no. standard 240L waste bin as well as the existing bin storage which is standard for a normal residential dwelling house. No further waste services will be required as part of this proposal.</p> <p>Comments have been received from the Housing Strategy team who have no objection from a 'housing' point of view. It was also advised that they consulted the Children's Services team who provided no adverse comments in relation to the proposed development. They stated they would be willing to work closely with the provider to place</p>

young people in this facility, provided they are satisfied with the care which is being provided.

**Applicant response**

The applicant has addressed concerns relating to the CQC registration process, a response to these queries were received on the 10.02.2023. The applicant has stated that this registration process would be undertaken should planning permission be granted for this development. The applicant has also stated that they would be happy for a condition to be included for the proposed change of use to be licensed by CQC prior to the commencement of such use.

**Neighbour responses**

1no. additional neighbour response has been received from a neighbour who wishes to make additional comments following from their previous objection. They have raised concerns regarding suitability of the site as a C2 use and the management of the property should issues arise.