

Late Representations

Planning Committee 14th September 2023

Item No. 6	<table border="1"> <tr> <td>Planning Ref:</td> <td>OUT/2022/2259</td> </tr> <tr> <td>Site:</td> <td>Land At Browns Lane Land Bounded by Hawkesmill Lane and Browns Lane Coventry. CV5 9PU</td> </tr> <tr> <td>Proposal:</td> <td>Outline application for Residential development of up to 345 dwellings (Use Class C3a) and 2 hectares of housing with care/ residential care home provision (Use Class C2), together with associated infrastructure, open space and landscape enhancements on land at Browns Lane in Coventry (with all matters reserved except access)</td> </tr> </table>	Planning Ref:	OUT/2022/2259	Site:	Land At Browns Lane Land Bounded by Hawkesmill Lane and Browns Lane Coventry. CV5 9PU	Proposal:	Outline application for Residential development of up to 345 dwellings (Use Class C3a) and 2 hectares of housing with care/ residential care home provision (Use Class C2), together with associated infrastructure, open space and landscape enhancements on land at Browns Lane in Coventry (with all matters reserved except access)
Planning Ref:	OUT/2022/2259						
Site:	Land At Browns Lane Land Bounded by Hawkesmill Lane and Browns Lane Coventry. CV5 9PU						
Proposal:	Outline application for Residential development of up to 345 dwellings (Use Class C3a) and 2 hectares of housing with care/ residential care home provision (Use Class C2), together with associated infrastructure, open space and landscape enhancements on land at Browns Lane in Coventry (with all matters reserved except access)						
<p>Recommendation:</p> <p>Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the obligations summarised in this report.</p> <p>Delegate authority be given to the Strategic Lead for Planning following consultation with the chair of Planning Committee to finalise the NHS Trust s106 contribution which will be utilised towards the gap in the funding created by each potential patient from this development.</p> <p>Policy</p> <p>The National Planning Policy Framework was updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. This has not altered the assessment as the changes relate principally to on shore wind farms.</p> <p>Public Responses</p> <p>A petition 'Save the green fields at Browns Lane' has been received and organised by Councillor Gardiner and currently has 48 signatures.</p> <p>A petition 'Reject the planning application at Browns Lane for food security' has been received and organised by Councillor Simpson and currently has 44 signatures.</p> <p>A petition 'Reject the development at Browns Lane due to impact on local infrastructure such as doctors, roads and schools' has been received and organised by Cllr Keough and currently has 49 signatures.</p> <p>Assessment</p> <p>Matters regarding whether the land should be retained for agricultural purposes would have been considered when the site was allocated for housing within the Local Plan.</p> <p>S106 Contributions</p> <p><u>NHS Trust:</u></p>							

Officers have requested further information to demonstrate that this contribution satisfies the planning tests needed for securing the planning contributions. Accordingly, the Contribution request from the NHS Trust (including the amount of contribution required) is still the subject of those discussions between the parties in order to ensure that this is CIL compliant. Where the Local Planning Authority is satisfied that this contribution meets the test, this will form part of the overall contribution to be secured under the S106 Agreement.

Conditions

The wording of a condition 4 has been amended to ensure all specific requirements are bought forward in the reserved matters application.

<p>4.</p>	<p>The reserved matters shall be in accordance with the Land Use Plan DWG COV0449-006 Rev D and shall include the following specific requirements and/or be supported by the following documents as far as relevant to that matter:</p> <p>Retention of trees, tree groups and hedgerows as indicated for retention on Tree Retention Plan DWG COV0449-06;</p> <p>Building heights as indicated on Building Heights Plan DWG COV0449-007 Rev B;</p> <p>Provision of NEAP;</p> <p>Provision of MUGA;</p> <p>Health Impact Assessment;</p> <p>Sustainable Building Statement;</p> <p>Proposed pedestrian/ cycle connection to Coundon Wedge Drive;</p> <p>Space to accommodate bus stops along the main spinal road;</p> <p>Inclusion of car club spaces at locations to be agreed within the development;</p> <p>Preparations for cycle hire docking station(s) including hard-standing and power supply;</p> <p>Provision of communal EV charging points and</p> <p>Provision of car club parking and information boards/displays.</p>
<p>Reason</p>	<p><i>In the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2016.</i></p>

Item No. 7	Planning Ref:	PL/2023/0001356/PAEC
	Site:	16 Quinton Road, Cheylesmore 16 Quinton Road
	Proposal:	Prior approval for proposed installation of 15.0m phase 8 monopole, C/W wraparound cabinet and associated ancillary works
<p>NEIGHBOUR RESPONSE(S)</p> <p>One additional neighbour response has been received objecting to the scheme and raising the following concerns:</p> <ul style="list-style-type: none"> - No consultation from applicant or Council. - The scale/height and high visibility will have a profound/intrusive impact and will be to the detriment of the character and amenity of the nearby residential properties. - Health concerns raised 		
Item No. 8	Planning Ref:	PL/2023/0001033/FUL
	Site:	16-18 Henley Road
	Proposal:	Proposed change of use Class E(e) to Use Class C2 residential care home with alterations to existing building and proposed landscaping.
<p>POLICY:</p> <p>The National Planning Policy Framework was updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. This has not altered the assessment as the changes relate principally to on shore wind farms.</p>		
Item No. 9	Planning Ref:	PL/2023/0000863/PAEC
	Site:	Land at Junction of Lucerne Close and Eburne Road
	Proposal:	Installation of 15m high 'slim line' phase 9 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works
<p>POLICY:</p> <p>The National Planning Policy Framework was updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. This has not altered the assessment as the changes relate principally to on shore wind farms.</p> <p>PUBLICITY:</p> <p>One further objection has been received raising the following concern:</p> <ul style="list-style-type: none"> • Too close to residential properties. 		

	<p>ASSESSMENT:</p> <p>This has been addressed within the officer report.</p>							
Item No. 10	<table border="1" data-bbox="331 241 1458 495"> <tr> <td data-bbox="331 241 560 322">Planning Ref:</td> <td data-bbox="560 241 1458 322">PL/2023/0001089/FUL</td> </tr> <tr> <td data-bbox="331 322 560 400">Site:</td> <td data-bbox="560 322 1458 400">Texaco Garage, 143 Hinckley Road Coventry. CV2 2QN</td> </tr> <tr> <td data-bbox="331 400 560 495">Proposal:</td> <td data-bbox="560 400 1458 495">Existing canopy to be raised from 3.6m to 4.5m (to soffit).</td> </tr> </table> <p>RECOMENDATION</p> <p>It is noted that since the issuing of the committee report some minor matters have changed with respect to the site and policy context.</p> <p>SUMMARY</p> <p>Since the issuing of the committee report, an application at the same site has been refused. This application was for the 'Creation of three jet wash bays, erection of air/water and vacuum unit, erection of plant room and associated landscaping and forecourt works' with application reference PL/2023/0001483/FUL. It is also noted that the petrol filling station no longer operates under the Texaco label, this has since been changed to ESSO. Neither of these matters will change the material matters being considered under this application.</p> <p>POLICY CHANGES</p> <p>The National Planning Policy Framework was updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. The paragraph references from the previous NPPF are still relevant. For clarity, the following references are made within the report;</p> <ul style="list-style-type: none"> - Paragraph 11 of the NPPF relates to the presumption in favour of sustainable development. - Paragraph 130 under design, character and landscaping remains applicable. The committee report cites 127 also, however this should read as Para 126. 		Planning Ref:	PL/2023/0001089/FUL	Site:	Texaco Garage, 143 Hinckley Road Coventry. CV2 2QN	Proposal:	Existing canopy to be raised from 3.6m to 4.5m (to soffit).
Planning Ref:	PL/2023/0001089/FUL							
Site:	Texaco Garage, 143 Hinckley Road Coventry. CV2 2QN							
Proposal:	Existing canopy to be raised from 3.6m to 4.5m (to soffit).							

Item No. 12	Planning Ref:	PL/2023/0001348/PAEC
	Site:	Land At 9 Orchard Court Coventry.
	Proposal:	Installation of 15m 5G telecoms installation: H3G street pole and additional equipment cabinets.
<p>RECOMENDATION</p> <p>It is noted that since the issuing of the committee report some minor matters have changed with respect to the site and policy context.</p> <p>SUMMARY</p> <p>Since issuing the committee report, the government have published an updated National Planning Policy Framework (NPPF). This updated document does not amend the officer's recommendation to grant Prior Approval for these works.</p> <p>POLICY CHANGES</p> <p>The National Planning Policy Framework was updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. The paragraph references from the previous NPPF are still relevant. For clarity, the following references are made within the report;</p> <ul style="list-style-type: none"> - Paragraph 118 of the NPPF reiterates the point that the LPA should only determine application on planning grounds only. This paragraph is still applicable and remains the same number. - No other paragraphs have been specifically referenced in this report. 		
Item No. 11	Planning Ref:	PL/2023/000750/RESM
	Site:	Land at Cheltenham Croft
	Proposal:	Submission of reserved matters to include layout, scale, design, landscaping and other detailed matters for the erection of 15 residential dwellings.
<p>RECOMMENDATION</p> <p>Planning Committee are recommended to note the content in respect of the policy changes.</p> <p>SUMMARY</p> <p>Since the issuing of the committee report, changes to the National Planning Policy Framework have come into effect after being adopted by Government. The changes relevant to this application are duly set out.</p> <p>Further to the issuing of the report, the LLFA have also updated their consultation response.</p> <p>POLICY CHANGES</p> <p>The National Planning Policy Framework was updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be</p>		

applied. The paragraph references from the previous NPPF are still relevant. For clarity, the following references are made within the report;

- Paragraph 11 of the NPPF relates to the presumption in favour of sustainable development.
- The definition of affordable housing is as set out within Annex 2 as referenced under housing mix/affordable housing.
- Paragraph 130 under design, character and landscaping remains applicable. The committee report cites 127 also, however this should read as Para 126.
- Paragraph 167 remains applicable for drainage and flood risk considerations.

LEAD LOCAL FLOOD AUTHORITY RESPONSE

The committee report notes that the Lead Local Flood Authority raise an objection to the proposed development on the basis that the drainage information has not been submitted in full. Since the publishing of the report the LLFA have confirmed in writing that they are able to remove the objection to the development, subject to the condition requiring the remainder of the details to be provided. As set out within the committee report this is covered within Condition 14 attached to the outline consent, with the removal of this objection, no other objections are raised from any consultees.