

# Late Representations

## Planning Committee 2<sup>nd</sup> November 2023

Item No. 7	<p><b>Planning Ref:</b> PL/2023/0001118/FUL</p> <p><b>Site:</b> 19 Camelia Road Coventry. CV2 1LG</p> <p><b>Proposal:</b> Change of use from residential (Class C3) to residential care home (Class C2) for use as children's home</p> <p><b>REPORT</b></p> <p>Further discussions have taken place with Coventry City Council Children's Services (Commissioning and Partnerships) and Coventry City Council's Procurement and Commissioning Team, and it has been confirmed that the applicant Better Oasis have been through the Council's Procurement Process and have been awarded a contract to provide the appropriate type of care needed by a number of Coventry children who fall within our Council's responsibility, and in a cost-effective way.</p> <p>This contract has set out the Council's requirements for the type of care required, which includes the typical need for small properties such as this one to provide two placements within it, as well as therapeutic care. It may be noted that the awarded contract is subject to them obtaining Planning Permission and Ofsted Approval.</p>
Item No. 8	<p><b>Planning Ref:</b> FUL/2020/0748</p> <p><b>Site:</b> Land At Bennetts Road Street Record Bennetts Road Coventry.</p> <p><b>Proposal:</b> 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. This application is accompanied by an Environmental Statement.</p> <p><b>REPORT</b></p> <p>Planning application reference is FUL/2020/0748 not FUL/2022/0748.</p> <p>Planning History section requires the following amendments.</p> <ul style="list-style-type: none"> <li>• Application reference S73/2021/2515 - has been approved 24.10.23</li> <li>• Application reference RMM/2021/2514 - has been approved 26.10.23</li> <li>• Application reference RMM/2022/0636 - has been approved 27.10.23.</li> </ul> <p>The final suite of amended plans was submitted late October 2023. Since the publishing of the Committee report, some minor changes have occurred which has resulted in the revision numbers changing.</p> <p><b><u>Density section</u></b> - The AMENDED DRAWING - Management Company Plan - Drawing No.H6343/100/MCP is now Rev A</p>

**Open Space and Parks section** - AMENDED DRAWING - Composite Planning Layout  
- Drawing No.H6343/100/03 Rev R is now Rev S

**Ecology, Biodiversity and Trees** - Trees - A revised tree survey has been submitted.

- AMENDED DRAWING - Tree Retention Plan - Drawing No.11891-T-06
- AMENDED DRAWING - Tree Survey Plan - Drawing No.11891-T-02
- AMENDED REPORT - Appendix A - Tree Schedule, dated 24th October 2023 - Drawing No.11891-T-06 There are a couple of minor amendments in the revised tree report, regarding the numbering of the trees and categorisation of the 4 trees identified for removal.

The two trees identified for removal to facilitate Bennetts Road central and S.278 works access on the previous survey (T25 and T26 on the original survey) have been grouped into group G7, they are still proposed for removal to facilitate the access.

Tree T73 was marked as 'tree is fallen' on the original survey is not recorded on the revised tree survey due to it having fallen.

Tree T55 identified as a category C in the original survey, and marked for removal to facilitate a cycle connection to Penny Park Lane is now recorded in the revised tree survey as Tree T54 Category U 'unsuitable for retention on arboricultural grounds' with a structural condition of 'limited live growth'. This tree is still marked for removal.

Therefore there are only three trees to be removed to facilitate the development and not four as stated within the report.

## **CONDITIONS**

Condition No.1 - Include the following additional drawings to be approved.

- AMENDED DRAWING - House Types Pack Inclusive - Barratts, as submitted 20th October 2023
  - Alfreton Village (Det) Chimney - BAFT 3VCD - Embassy - Drawing No.01
  - Hemsworth Village (Gable) - BHSW 3GVD - Embassy - Drawing No.01
  - Lamberton Village Render (Gable) - BLBM 3GVD - President - Drawing No.01
  - Lamberton Village (Gable) - BLBM 3GVD - President - Drawing No.01
  - Radleigh Village (Gable) - BRAD 3GVD - Embassy - Drawing No.01
  - Kingsley Village Render - BKEY 3VCD - Embassy - Drawing No.01
  - Kingsley Village (Det) - BKEY 3VCD - Embassy - Drawing No.01 -
  - Brentford Village - BBNF 3VCE - Ambassador - Drawing No.01
  - Haversham Village (End) Chimney - BHVR 3VCE - Embassy - Drawing No.01
  - Village Kingsville (End) - BKIS 3VCE - Embassy - Drawing No.01
  - Denby Village (Gable) - BDBY 3GVD - Ambassador - Drawing No.01
  - Moresby Village (Det) Chimney - BMMS 3VCD - Ambassador - Drawing No.01
  - Village Lutterworth (Detached) - BLUT 3VCD - Embassy - Drawing No.01
  - Village Kenley (End) - BKNL 3VCE - President - Drawing No.01
  - Alfreton Classic (Det) - BAFT 00CD - Embassy - Drawing No.01
  - Alfreton Classic (Det) Chimney - BAFT 00CD - Embassy - Drawing No.01
  - Hemsworth Classic (Gable) - BHSW 3GCD - Embassy - Drawing No.01
  - Lamberton Classic (Gable) - BLBM 3GCD - President - Drawing No.01
  - Radleigh Classic (Gable) - BRAD 3GCD - Embassy - Drawing No.01
  - Brentford - BBNF 00CE - Ambassador - Drawing No.01 Rev G

- Kingsville (Mid) - BKIS 00CI - Embassy - Drawing No.01 Rev G
- Lutterworth - BLUT 00CD - Ambassador - Drawing No.01 Rev D
- Denby Classic (Gable) - BDBY 3GCD - Ambassador - Drawing No.01
- Moresby Classic (Det) Chimney - BMMS 00CD - Ambassador - Drawing No.01
- Moresby Classic (Det) - BMMS 00CD - Ambassador - Drawing No.01 Rev G
- Maidstone Classic (End) - BMAI 00CE - Ambassador - Drawing No.01 Rev H
- Chudleigh / Dursley - Statesman - Drawing No.1
- Kenley Classic (Mid) - BKNL 00CI - Ambassador - Drawing No.01 Rev G
- Type 54 - B54F 00CE - Affordable - Drawing No.01 Rev E
- Type 55 - B55F 00CE - Affordable - Drawing No.01 Rev D
- Kenley Classic (End) - BKNL 00CE - Ambassador - Drawing No.01 Rev G
- Type 52 - B52A 00CE - Affordable - Drawing No.01 Rev D
- Type 52 - B52A 00CI - Affordable - Drawing No.01 Rev E
- Type 50 - B50F 00CE - Affordable - Drawing No.01 Rev E
- Type 50 - B50F 00CI - Affordable - Drawing No.01 Rev E
- B38F 03EC & B39F 03EC - Classic - Drawing No.2010/38-39/C/03
- B38F 03EC & B39F 03EC - Classic - Drawing No.2010/38-39/C/04
- AMENDED DRAWING - House Types Pack Inclusive - David Wilson Homes, as submitted 20th October 2023
  - Arden Range
    - H588 Planning Drawing - H588-7 - Drawing No.H588.02 Rev A
    - H577 (render) Planning Drawing - H577-7 - Drawing No.H577.05 Rev A
    - H577 Planning Drawing - H577-7 - Drawing No.H577.03 Rev A
    - H469 (Render) Planning Drawing - H469-X7 - Drawing No.H469.05 Rev A
    - H469 Planning Drawing - H469-X7 - Drawing No.H469.03 Rev A
    - H456 Planning Drawing - H456-X7 - Drawing No.H456.03 Rev A
    - H442 Planning Drawing - H442-7 - Drawing No.H442.03 Rev A
    - H433 Planning Drawing - H433-7 - Drawing No.H433.02 Rev A
    - H417 Planning Drawing - H417-7 - Drawing No.H417.01 Rev A
    - P341 Planning Drawing - P341-D7 - Drawing No.P341.01 Rev A
    - H303 (Render) Planning Drawing - H303-G7 - Drawing No.H303.05 Rev A
    - H303 Planning Drawing - H303-G7 - Drawing No.H303.01 Rev A
  - Parkland Edge Range
    - H588 Planning Drawing - H588-7 - Drawing No.H588.01
    - H577 (Weatherboarding) Planning Drawing - H577-7 - Drawing No.H77.02
    - H577 Planning Drawing - H577-7 - Drawing No.H77.02
    - H469 (Weatherboarding) Planning Drawing - H469-X7 - Drawing No.H469.02
    - H469 Planning Drawing - H469-X7 - Drawing No.H469.05
    - H456 (Render) Planning Drawing - H456-X7 - Drawing No.H456.04
    - H456 Planning Drawing - H456-X7 - Drawing No.H456.02
    - H457 (Render) Planning Drawing - H457-1 - Drawing No.H457.2
    - H457 Planning Drawing - H457-7 - Drawing No.H457.2
    - H442 Planning Drawing - H442-7 - Drawing No.H442.02

- H433 Planning Drawing - H433-7 - Drawing No.H433.02
- H417 Planning Drawing - H417-7 - Drawing No.H417.02
- P341 Planning Drawing - P341-D7 - Drawing No.P341.02
- P341-WD7 Planning Drawing - P341-WD7 - Drawing No.P341WD7.02
- P331-D7 Planning Drawing - P331-D7 - Drawing No.P331.02
- P382-EG7 Planning Drawing - P282-EG7 - Drawing No.P282.02
- H303 (Weatherboarding) Planning Drawing - H303-G7 - Drawing No.H303.04
- H303 Planning Drawing - H303-G7 - Drawing No.H303.02
- Keresley Core Range
- H456 Planning Drawing - H456-X7 - Drawing No.H456.01
- H456 Planning Drawing - H456-X7 - Drawing No.H456.03
- H457 Planning Drawing - H457-7 - Drawing No.H457.01
- H442 Planning Drawing - H442-7 - Drawing No.H442.01
- H443 Planning Drawing - H443-7 - Drawing No.H443.02
- H443 Planning Drawing - H443-7 - Drawing No.H443.01
- H417 Planning Drawing - H417-7 - Drawing No.H417.03
- H303 Planning Drawing - H303-F7 - Drawing No.H303.04
- P341 - WD7 Planning Drawing - P341-WD7 - Drawing No.P341WD7.01
- P341 Planning Drawing - P341-D7 - Drawing No.P341.03
- H303 Planning Drawing - H303-G7 - Drawing No.H303.03
- P331 - D7 Planning Drawing - P331-D7 - Drawing No.P331.01
- P382-EG7 Planning Drawing - P382-EG7 - Drawing No.P382.01
- P204 -EG7 Planning Drawing - P204-EG7 - Drawing No.P204.01
- SH50 - SH50LEG7 - Affordable - Drawing No.11
- SH52 - SH52LEG7 - Affordable - Drawing No.01
- SH54 - SH54LEG7 - Affordable - Drawing No.01
- SH55 - SH55LEG7 - Affordable - Drawing No.01
- NGF - SF58 & 59 Special - SF58-E-7 / SF59-EH7 Special - Affordable - Drawing No.01

C4 - AMENDED DRAWING - Tree Retention Plan - Drawing No.11891-T-06 - has been added

C6 - ... *(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)*.... has been added to the condition

C19 - Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 18 a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing.

C20 - In the event that contamination is found, within any phase, at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.15, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.17 which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be

prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition No.18.

C28 – updated highway drawings

- DRAWING - S278 Works - Contour and Drainage Plan - Drawing No.S278-0500 P03
- DRAWING - S278 Works - Site Entrances & Right Hand Turn GA - Drawing No.0002-03 P03
- DRAWING - S278 Works - Site Entrances & Right Hand Turn GA - Drawing No.0002-02 P03
- DRAWING - S278 Works - Site Entrances & Right Hand Turn GA - Drawing No.0002-01 P03
- DRAWING - S278 Works - Kerbing and Surfacing - Drawing No.1100-01 P03
- DRAWING - S278 Works - Kerbing and Surfacing - Drawing No.0002-02 P03
- DRAWING - S278 Works - Kerbing and Surfacing - Drawing No.0002-03 P03

**Additional conditions**

C30 - Notwithstanding the approved drawing, AMENDED DRAWING - Composite Planning Layout - Drawing No.H6343/100/03 Rev S, no structure or soft landscaping shall be erected, planted and/or placed within the safeguarding land, as shown as hatched green on approved drawing AMENDED DRAWING - Composite Planning Layout - Drawing No.H6343/100/03 Rev S, without the written approval of the Local Planning Authority.

***Reason - In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.***

C31 - Prior to the occupation of any dwelling, hereby approved, the carriageway linking that dwelling to the adopted highway shall be completed to binder and any associated footway(s) shall be completed to surface course.

***Reason - In the interests of highway safety and to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies AC1, AC2 and DE1 of the Coventry Local Plan 2016.***

C32 - Notwithstanding the approved drawing AMENDED DRAWING - Composite Planning Layout - Drawing No.H6343/100/03 Rev S, full details of all footpaths and shared use footway/cycle tracks, hereby approved, connecting the site to Bennetts Road, Bennetts Road South, Watery Lane, Hall Brook Road, Edward Road and Penny Park Lane shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the 75th occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

***Reason - In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local Plan 2016.***

C33 – Prior to the first occupation of the dwellings hereby permitted full details of the infrastructure required for the cycle hire docking station shall be submitted to and approved in writing by the Local Planning Authority. The infrastructure for the cycle hire docking station shall be installed in full accordance with the approved details prior to the occupation of the 75th dwellinghouse and thereafter shall be retained and shall not be removed or altered in any way.

	<p><b>Reason</b> - <i>To ensure satisfactory provision of sustainable forms of transport on site and to ensure it has a satisfactory appearance in accordance with policy AC1, AC4 and DE1 of the Coventry Local Plan 2016.</i></p> <p>C34 – The shared pedestrian/cycle route which runs along Bennetts Road, Bennetts Road South and Penny Park Lane shall be laid out and open to traffic (non-motorised) in full accordance with the approved details prior to the 75th occupation of the development and thereafter shall be retained and shall not be removed or altered in any way. <b>Reason</b> - In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</p>
Item No. 10	<p><b>Planning Ref:</b> PL/2023/0000175/RVC  <b>Site:</b> 85 Gleneagles Road Coventry. CV2 3BH  <b>Proposal:</b> Erection of first floor side extension.</p> <p>(Variation of condition No.2 (Drawing Numbers), to allow for the alteration of external materials proposed; imposed on planning permission reference HH/2020/1513 granted on 15.09.2020)</p> <p><b>CONSULTATION</b></p> <p>Since the committee report has been issued, further comments have been received raising the following material planning considerations:-</p> <ul style="list-style-type: none"> <li>• The applicant should not be allowed an alteration to the external materials used in the construction of the extension.</li> </ul> <p>As stated in the officer's report, the principle of the extension has been established under application reference HH/2020/1513, as such, the following matters are not material considerations in this application:</p> <ul style="list-style-type: none"> <li>• The extension is having considerable impact on light to number 87 and has not been completed. This will worsen as work progresses – the principle of development has been accepted.</li> <li>• Enforcement action should have been taken when a complaint about the extension was received, whilst enforcement processes are applicable to this application as it is retrospective, they do not directly impact the determination of this application.</li> <li>• The owner has continued to do work to their extension following the breach, this has been done at their own risk</li> </ul>