

Late Representations

Planning Committee 29th February 2024

Item No. 6	Planning Ref:	PL/2023/0002538/FUL & PL/2023/0002495/LBC	
	Site:	The Stables, Styvechale Manor Courtyard, 28 Leamington Road, Coventry, CV3 6GG	
	Ward:	Earlsdon	
	Proposal:	Demolition of existing outbuildings and erection of 4no. new build dwellings and associated works, and; Listed building consent for the demolition of existing outbuildings and erection of 4no. new build dwellings and associated works	
	Case Officer:	Richard Edgington	
<p>Summary</p> <p>This report sets out the updated position in respect of trees, clarifies the proposed materiality of the dwellings proposed, a minor tweak to the wording of the report in respect of Plot 3 and includes details of a supplementary representation.</p> <p>Arboriculture/Trees</p> <p>As indicated within the published committee report, additional information had been requested by the Tree Officer so as to ensure that there was not a detrimental impact upon existing trees which are to be retained within the site. Whilst no in principle objection was raised, additional information was also required to demonstrate what measures will be taken to minimise the risk to trees during the course of construction and thereafter once the development is occupied if approved. The applicants have duly amended their tree report to reflect the amendments and clarification as requested by the Tree Officer.</p> <p>Firstly, it should be noted that within the site plans, the majority of the larger trees to the boundaries of the site and on the entrance way into the part of the site subject to this application are to be retained. The tree loss is contained to the area within the central point of the site between plots 1, 2 and 3 where the access is to be located. The trees in this area are of low quality and their retention is not deemed warranted to make the development acceptable. However, to mitigate against the net loss of trees, a landscaping plan has been secured via condition which will ensure that the number and quality of trees are sufficiently off-set. This is also a requirement of the biodiversity net gain which is also secured as part of the documentation recommended for approval.</p> <p>Within the Tree Report works are to be undertaken to a number of the trees around the boundary, these works primarily relate to pruning and crown reductions in the case of the trees into the entrance into the site, these works are not deemed to impede or impact the health or longevity of the trees.</p>			

The conditions which are recommended to committee are set out at the end of this paper which include a further detailed method statement for works to any trees and any protection measures which will be instated to protect the trees during and post construction to ensure no harm is caused to the retained landscape features, and that any new planting and landscaping works will complement the existing environment. A full hard and soft landscaping scheme is also required to be submitted and approved in writing.

Materiality

Since the publishing of the report, further clarification has been sought as to the indicative material palette which is to be proposed.

The applicants have indicated that a clay roof tile, similar to the material used on Stivichall Manor is to be sourced together with red facing bricks. These are secured via condition through the list of approved plans. The materials condition has also been updated accordingly to reflect the plans list, further details will however be required which will likely include a site visit at the time in which the details are submitted for approval to ensure the material proposed is of a quality which will complement the proposed development and the setting of Stivichall Manor.

Plot 3

Under the amenity considerations in respect of Plot 3, the report is incorrectly worded as there are side facing windows facing towards the Manor (Page 87/88). The section of the report should read;

When considering the impact of the proposed development upon existing residents, the primary relationship in this case is that of the proposed units and the existing residents within the flats in Styvechale Manor. The separation distance of the nearest dwelling (Plot 3) to the rear is 9m at its closest point (rear to flank), windows are proposed in the side elevation of Plot 3. However, as this is a single storey dwelling it is not considered that there will be a negative impact in terms of loss or outlook which could give rise to conflict between habitable room windows as there are no habitable room windows present within the rear of the Manor in this location.

Additional Representation

Since the publishing of the agenda and committee report, one supplementary representation has been received from a neighbour raising the following;

- Loss of the quasi-rural setting
- Demolition of building to the front of the site amounts to neglect to a listed building
- Detrimental to the setting of the listed building

These matters have been addressed within the committee report, it should however be noted that the demolition of the buildings proposed do not involve the demolition of any part of the building which is listed.

Conditions

It is recommended that condition 7 is updated to;

Notwithstanding the submitted details, prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials inclusive of the mortar, together with rainwater goods 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 first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.

It is also recommended the following conditions are attached to the full application decision.

20. Prior to the first occupation of the development hereby permitted, details of soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in strict accordance with the approved details within the first planting and seeding seasons following the first occupation of any of the approved dwellings. 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.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.

21. Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

Reason: To ensure a satisfactory standard of appearance over the lifetime of the development in the interests of the visual amenities of the area in accordance with Policy GE1 and DE1 of the Coventry Local Plan 2016.

22. Notwithstanding the submitted details, no development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until a dimensioned phased Tree Protection Plan (distances shown from retained trunks to tree protection barriers) and a

detailed Arboricultural Method Statement has been submitted and approved in writing by the Local Planning Authority. This shall include details of methodology for the tree protection plan and any landscaping works within the RPA's during and after the construction phase. The development shall be carried out in strict accordance with these details.

Reason: *To ensure that the development does not have a detrimental impact upon existing trees which form the curtilage of a Grade II Listed Building in accordance with Policies GE3, GE4 and DE1 of the adopted Local Plan 2016.*

Item No. 7

Planning Ref:	PL/2023/0001888/RESM
Site:	Land Between Bennetts Road And Fivefield Road Coventry
Proposal:	Submission of Reserved Matters for 290no. dwellings for all matters outstanding pursuant to permission OUT/2022/0712 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 including substation (vehicular access points into the site having been approved at outline stage). (Outline application was accompanied by an Environmental Statement).

NEIGHBOUR COMMENTS

One additional neighbour comment has been received querying the boundary treatment to the rear of some plots and the route of the construction vehicles due to weight limits of 7.5T on the surrounding road network including Penny Park Lane.

Construction Management Plans are conditioned and are required to be submitted prior to commencement. The Local Highway Authority (LHA) will be consulted on any submission and will ensure the correct and proper routes are only used.

CONSULTATION RESPONSES

The Local Lead Flood Authority has raised concerns and a request for further justification regarding the loss of the swales which were proposed under the outline permission. This relates to two areas.

1. At the northeastern corner of the site, and
2. At the southwestern corner of the site.

Due to the site's proposed layout, the small parcel of houses located at the northeastern corner will require some tweaks to be able to fit in a swale if deemed necessary.

Tree Officer has raised queries relating to some retaining structures and the impact on the longevity of the retained trees and hedgerows.

As both of these elements only affect a small number of plots, the recommendation has been amended.

RECOMMENDATION

The existing recommendation states:

'Planning Committee are recommended to grant planning permission, subject to the conditions listed in the report; and

Delegate authority to the Strategic Lead Planning, in consultation with the chair of Planning Committee, to agree any amendments to these conditions, which are considered necessary.'

The new recommendation is:

Planning Committee are recommended to grant planning permission, subject to the conditions listed in the report; and

Delegate authority to the Strategic Lead for Planning, following consultation with the chair of Planning Committee, to agree any amendments required to the layout; any additional conditions or any amendments to these conditions, which are considered necessary.'

OTHER MATTERS

On page No.134 of the report under *affordable housing*, it states the development at 388no units, however, this figure is incorrect, the correct figure is 290no. units.

Visitor Parking Spaces. On page No.139 of the report, under the *Parking* section, it is reported that only 32no visitor spaces were being provided out of the 50no required.

Amended plans have been submitted which now show 47no official parking spaces, however, the Local Highway Authority has confirmed that there are various instances of at least five areas where vehicles could park. On this basis the Local Highway Authority raises no objections.