

Planning Committee: 15 August 2023

Observations received following the publication of the agenda.

Item 04 – W/23/0150 – Land North of A46, Sherbourne Hill, Sherbourne

Updates to conditions

Condition 3, as set out in the report, is now split into two separate conditions for clarity. They do not change the essence of the original condition and require the same information to be submitted as before.

New condition 3 wording:

Upon commencement of development, the developer shall submit a Notice of Commencement to the Local Planning Authority, stating the date on which construction/ installation work began. That Notice may be served in advance or retrospectively, but no later than one month from the date of commencement.

Within one month of First Commercial Export of electricity from the site, the developer shall submit to the Local Planning Authority a Notice of First Export, stating the date on which the First Commercial Export of electricity commenced.

New condition 4 wording:

The planning permission hereby granted shall be limited to a period of 40 years commencing from the date electricity generated by the solar panels is first exported to the National Grid. At the end of this 40-year period, the development shall be removed, and the land restored to its previous agricultural use in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority, in accordance with condition 23.

The reason for both of the above remains the same as set out within the report.

Additional information received from applicant

Further statement in relation to archaeology provided which provides an undertaking that should evaluative archaeological fieldwork identify significant remains worthy of preservation *in situ* then this can be achieved through a range of alternative construction techniques, including a strategy requiring no below ground impacts across parts of the site, if appropriate.

Final consultation response received

Final response from WCC Archaeology received, confirming the proposed methods and approach set out by the applicant are acceptable, and recommending the condition as already set out within the report.

Additional third-party representations received

1 late comment received raising concerns about the impact the development would have on ecology and biodiversity.

1 objection received stating there is no benefit to the local community, nature, archaeology or local history.

Item 05 – W/23/0195 – Land at Gibbet Hill Road and Westwood Heath Road, Coventry

Correction to condition

Condition 7 (Sustainability Statement) updated to require the submission of details prior to the submission of any Reserved Matters application, rather than simply prior to the commencement of development.

Clarification to report

At the bottom of p.16, reference is made to the existing business school to be vacated and a restriction placed on its further occupation in the event outline permission is approved for the new development. In the interests of clarity, the existing business school (which consists of more than one building) does not neatly fit within the identified 12,600 sq.m. of floor space that would need to be made vacant so the plan attached to the S.106 will identify a building, or series of buildings, which will make up this figure.

Additional information received from applicant

Addendum statements provided (11/08) in relation to: trees, heritage, landscape, flood risk, D&A and Planning Statements all of which reflect the updated Parameters Plan (Rev.D), submitted on 02 August 2023.

Additional representations received

A statement was sent to the Planning Committee by Ward Councillor K Aizlewood, noting support for the principle of development but raising concerns in relation to building sustainability measures.

1 late comment received partly seeking clarification over procedural aspects of the application process and partly reiterating concerns about the visual impacts of the proposed development.

1 objection received citing concerns about the proposed sustainability measures of the development

Item 06 – W/23/0740 – 4b Fieldgate Lane, Kenilworth, CV8 1BT

Item 06 has been withdrawn from this Planning Committee meeting, due to concerns with the accuracy of the site location plan provided by the applicant. This is currently being investigated.