

PLANNING COMMITTEE: 6 NOVEMBER 2018

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/18/0606 - Land at The Triangle, Lower Heathcote Farm

Additional Information

The report for this proposal identifies that the Local Plan makes an allowance for up to 1010 windfall dwellings over and above the allocations themselves.

Since the adoption of the Local Plan, to date planning permission has been granted for **275** such dwellings.

Clarification

In the Highways section of the report, Page 12/13, the financial contribution is intended to be used for improvements to the junction as well as for pedestrian/cycleway improvements along Harbury Lane.

At page 11, in error, the report states that the £850,000 contribution is for the mitigation of the impact of the SUDS pond. However, the contribution is, in fact proposed towards specific recreation uses within the Country Park in order to assist in it being brought forward as a destination park including 50 allotment plots, a Multi-Use Games Arena, a destination play area, a kick about area, linking footpaths and a 50 bay car park.

The landscape officer has made reference to insufficient detail on the submission in terms of proposed landscaping. It should be clarified that the landscaping scheme would be assessed at reserved matters stage where the comments can be taken into consideration by the applicants when drawing up the final scheme.

Update to History

Reserved Matters Application reference W/18/1431 was GRANTED on 26 October 2018.

Additional Section 106 Contribution Requests

NHS (Hospitals) – Request £172,627.70 contribution towards additional services to meet patient demand.

Amendment to Conditions

Conditions 7 (Masterplan) and 8 (Design Code) are to be updated in order that they are in accordance with the submitted document titled Design and Access Statement incorporating Site Wide Masterplan & Design Code March 2018.

Condition 15 is to be omitted which is not necessary as equipped play areas are not being provided on site and have been negotiated separately as part of the S106 contribution towards the Country Park.

Condition 23 is to be amended to be in line with the most up to date SHMA document in lieu of the quoted Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites.

Item 6: W/18/0953 – Holloway Farm

The applicant has sent Members of the Planning Committee the following information:

- a letter of support from a scientist that he has collaborated with; and
- details of a planning application for the extraction of sand and gravel in 1986 that was refused, which shows that the area for sand and gravel extraction was at least 100m away from the site of the proposed polytunnel.

Item 7: W/18/1551 – Car Park Archery Road

Public Responses: 11 further objections have been received on the following grounds:-

- The proposal is a waste of money which cannot be managed to ensure its purpose;
- People will not use the car park for town centre parking;
- Green space should be protected;
- Loss of trees (impact on park / Conservation Area / climate change);
- The development encroaches on a Grade II listed park;
- The pay and display proposal would deter existing families / dog walkers from using the park;
- If the Council offices move does not go ahead the proposals will be redundant;
- The proposal reduces the amenities in the park offered to the public and erodes green space;
- There is no need for the car park in the long term;
- Highway safety and increase in traffic;
- The development is contrary to health strategies;
- The proposal forms part of the headquarters relocation plan which isn't supported;
- Negative impact on sporting amenity of the park;
- Key organisations such as the RLS Bowls Club and the Friends of Victoria Park have been denied proper consultation prior to the proposed application;
- There will be a deleterious effect on residents adjacent to the proposed car park in terms of traffic congestion, noise and loss of parking spaces;
- Increase in light pollution.

Councillor Gallagher: Objection: the proposal would be unacceptable in respect of the park and trees lost and for the bowlers, the town and residents of Archery Road.

Warwickshire Gardens Trust: Objection, a small number of additional spaces will be created and there will be a loss of a row of trees which make a significant contribution to the park, resulting in considerable visual intrusion into the park.

It will be many years before the mitigation proposals produce the desired effect. The arboricultural report is inaccurate and does not recognise that the trees form a screen between the park and car park.

Objection to the provision of lighting.

The car parks should be used for visitors to Victoria Park.

WCC Ecology: No objection, subject to an additional condition in relation to details of the external light fittings and lighting columns.

WCC LLFA: No objection to updated information provided, subject to a condition requiring the development to be carried out in accordance with the details provided.

A Landscape Statement has been provided by applicant – the aim of the proposed landscaping scheme will be to improve biodiversity by proposing wildlife planting replacing the line of introduced shrubs and trees with a species rich native hedgerow and a new line of native semi-mature trees that are beneficial to birds and bats as recommended in the Ecological Report whilst promoting an attractive setting.

The condition for the landscaping scheme is to be updated and will specifically identify the planting to be installed.

An updated lighting scheme has been submitted which has reduced the lighting columns to 4 metres in accordance with the Conservation Officer recommendations. Condition 2 in relation to plan numbers is to be updated to refer to the lighting details provided.

The Conservation Officer has confirmed that he has no objection to the updated lighting scheme, subject to white light being used and that the column heads are finished in black, which will be secured by an additional condition.

WCC Ecology have confirmed that the details of the lighting and associated impact on protected species can be agreed after determination of the application and that the relevant details can be secured by condition.

Item 8: W/18/1717 - Land to the north and south of A45 – UKBIC

Revised landscaping drawings were received on 30th October 2018 addressing the remaining concern of Coventry Airport.

Condition 1 is to be updated to reflect those revised drawings.

Item 9: W/18/1738/LB – 2 Satchwell Place

This application has been withdrawn by the applicant.

Item 10: W/18/1763 – Surface Car Park Court Street

WCC Ecology: No objection, subject to a condition in relation to the provision of lighting details and a note in reference to the protection of hedgehogs.

An updated lighting scheme has been submitted which has reduced the lighting columns to 4 metres in accordance with the Conservation Officer recommendations (condition 2 in relation to plan numbers to be updated to include lighting details provided).

The Conservation Officer has confirmed that he has no objection to the updated lighting scheme.

Drainage details are expected imminently (infiltration testing will be the same as that for Archery Road Car Park, which the LLFA have confirmed are acceptable). If Councillors are minded to grant planning, it is recommended that permission is granted subject to confirmation from the LLFA that the submitted drainage details are acceptable. It is likely that a condition would be added to require that the development is carried out in accordance with the details submitted.

Item 11: W/18/1826 – The Bungalow (Beech House), Honiley Road.

Site History

W/18/1998 - Variation of condition 2 (approved drawing numbers) of planning permission ref: W/17/1639 - "*Demolition of existing bungalow and construction of 2no. detached dormer bungalows; Formation of one new access to the highway*" to allow for an amended house type which includes a single storey rear extension to plot 2 – Pending consideration.

Enforcement Issues

Officers are aware that the dormer windows installed are larger than approved. A separate application is to be submitted to regularise this and does not form part of the current application consideration.