

## **PLANNING APPLICATIONS COMMITTEE**

### **ADDENDUM 23<sup>rd</sup> September, 2025**

#### **Item**

#### **1. AMEND RECOMMENDATION**

From

Planning Committee is recommended to approve planning permission, subject to conditions, and subject to no new, additional points of objection being received during the re-consultation period.

To

Planning Committee is recommended to approve planning permission, subject to conditions, and subject to no new, **additional material planning consideration** points of objection being received during the consultation period.

#### **AMEND CONSULTATION RESPONSES**

From

No objection from:

NBBC Parks and WCC Ecology

Request for more information from:

WCC Flood Risk Team

To

No objection from:

NBBC Parks, WCC Flood Risk Team and WCC Ecology

**AMEND** NEIGHBOURS RESPONSES from '8<sup>th</sup> October 2025/' to '8<sup>th</sup> October 2025'.

**AMEND** Page 12 Paragraph 1 from '500m to the north' to '5m to the north'

#### **ADD TO FLOODING SECTION**

WCC FRM have responded to the updated consultee request and have no objection to the application, which was received once clarification was submitted. Initially, FRM noted that a drainage strategy reflecting recent design changes had not been submitted, specifically regarding the removal of the swale on the eastern side of the site and the enlargement of the attenuation basin adjacent to the cycle track. Following the provision of additional information and the applicant making the information clearer for the consultee, addressing these points, FRM have confirmed that they have no objection to the application and find the proposed amendments acceptable. Furthermore, conditions 6 and 10, which relate to flooding, have been reviewed and their proposed wording is deemed appropriate. These conditions will be incorporated into the decision notice accordingly.

**AMEND IMPACT ON OPEN SPACE Page 18 Paragraph 5**

From

Warwickshire County Council Flooding team were also consulted but had not responded at the time of writing. It is therefore possible that further technical detail may be provided, which could require minor revisions to plan references.

To

Warwickshire County Council Flooding team were also consulted and have now responded. They have returned a response of no objection and therefore the change of levels because of the flooding amendments are acceptable in terms of the open space.

**REMOVE FROM CONDITIONS**

6. Wording to be confirmed on the addendum

10. Wording to be confirmed on the addendum

**ADD TO CONDITIONS**

**6.** The approved development shall be carried out in full accordance with the drainage plans and details approved on the 21st May 2024 through application reference 040189, including the Foul Water Drainage Layout (dwg. 600190-HEX-XX-XX-DR-C-9201 Rev P02), Drainage Details – Sheet 1 (dwg. 600190-HEX-XX-XX-DR-C-9210 Rev P03), Drainage Details – Sheet 2 (dwg. 600190-HEX-XX-XX-DR-C-9211 Rev P03), Drainage Details – Sheet 3 (dwg. 600190-HEX-XX-XX-DR-C-9212 Rev P03) and Foul Pump Chamber Details (dwg. 600190-HEX-XX-XX-DR-C-9220 Rev P02), alongside updated drainage plans submitted through this application, including Surface Water Drainage Strategy (600190-HEX-XX-XX-DR-C-9202 Rev P01), Pond, Swale and SUDS Sections and Details Sheet 1 (600190-HEX-XX-XX-DR-C-9255 Rev P01) and Pond, Swale and SUDS Sections and Details Sheet 2 (600190-HEX-XX-XX-DR-C-9256 Rev P01), received on 21<sup>st</sup> August 2025.

**10.** The approved development shall be carried out in full accordance with the following plans: Landscape Levels Plan Sheet 1 of 3 (dwg. BLC-COL-XX-XX-DR-L-2010 Rev 10), Landscape Levels Plan Sheet 2 of 3 (dwg. BLC-COL-XX-XX-DR-L-2020 Rev 11) and Landscape Levels Plan Sheet 3 of 3 (dwg. BLC-COL-XX-XX-DR-L-2030 Rev 11), as received on the 21<sup>st</sup> August 2025.

11. Condition Wording Change

**REMOVE**

For the purposes of regularisation and clarity, the "received" dates for the updated plans listed in Condition 2 will correspond to the submission date of this Section 73 application, to ensure consistency across the revised decision notice.

**ADD**

For the purposes of regularisation and clarity, the "received" dates for the updated plans listed in Condition 2 will correspond with relevant approved previous application.

## 12. Planning Obligations

### **AMEND** to read:

The NPPF sets out that the planning obligations should be considered where otherwise unacceptable development could be made acceptable.

However, paragraph 58 of the NPPF 2024 notes that these obligations should only be sought where they meet all of the following tests: a. necessary to make the development acceptable in planning terms; b. directly related to the development; and c. fairly and reasonably related in scale and kind to the development. Paragraph 98 of the NPPF 2024 also outlines the need for planning to take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs. Section 122 (2) of the CIL Regulations reiterates that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is compliant with these three tests. It is therefore necessary to have regard to these three tests when considering the acceptability of planning obligations. The planning obligations associated with the original permission remain unchanged.

The amendments proposed under this Section 73 application do not give rise to any additional requirements for planning obligations, nor do they necessitate any amendments to the existing Section 111 Agreement or associated legal agreements associated with this application.

## 13. Conclusion

### **ADD**

WCC Flooding returned their response during the period between publication and this committee. Therefore, the final wording of conditions 6 and 10 can be confirmed and the plans that were submitted be added to the wording of said conditions and are to replace the wording of conditions 6 and 10 on this agenda item.

Conditions:

### **AMEND** Condition 30 to read:

Notwithstanding the approved plans in condition 2, the development shall not be occupied until the pedestrian and cycling improvements have been made in general accordance with the details submitted. Details of the cycle parking (including any temporary arrangements required by the development phasing) shall be submitted to and approved in by the Council.

## 2. **AMEND**

### **APPRAISAL:**

The key issues to assess in the determination of this application are:

- 13. The principle of the development
- 14. Impact on residential amenity
- 15. Impact on highway safety and parking
- 16. Conclusion

To

The key issues to assess in the determination of this application are:

1. The principle of development
2. Impact on residential amenity
3. Impact on highway safety and parking
4. Conclusion

And amend the Sub-Headings from:

13. The principle of the development
14. Impact on residential amenity
15. Impact on highway safety and parking
16. Conclusion

To

1. The principle of development
2. Impact on residential amenity
3. Impact on highway safety and parking
4. Conclusion

#### **AMEND**

Introduction:

'Compromise' should read 'comprise'

#### **AMEND**

Paragraph 2 of page 41:

'Location' should read 'located'.