

## PLANNING APPLICATIONS COMMITTEE

**ADDENDUM**  
**21<sup>st</sup> August 2018**

Item

2. ADD to Neighbour Responses:

Letter of objection, full address not provided; covering the same issues as précised on the agenda.

AMEND - The table in Section 10 - Planning Obligations (page 35) to:  
NHS England (North Clinical) the fee has now been changed to £168,995.70 (£845 per dwelling). Applicant has agreed to pay.

ADD Comments from Cllr Kondakor stating:

1. Agents Planning Consultant has drafted the air quality condition.
2. If Air Quality Assessment is not carried out until before development what happens if it shows an increased air pollution above what can be mitigated on site?
3. Normal practice should be that the Assessment is carried out before planning permission is granted.
4. Other considerations have gone through normal process eg biodiversity; why not Air Quality Assessment?
5. Adding 200 cars to the overcapacity network will increase air pollution as other polluting traffic is slowed.
6. There needs to be a cycle path down Higham Lane to Milby School as it is currently a narrow pavement only suitable for single file walking.
7. Only shows a 2m pavement at the exit and does not direct cycling connection to the northern spine road to the east of the development.

AMEND Condition 11 to read:

11. No groundworks, remediation or built construction will take place until the detailed drawings and technical note shall be submitted demonstrating the alignment, design standards, and justification of the site layout and highway hierarchy and supported by the following technical drawings;

- a. Highway Adoption Plan;
- b. Technical Drawings which demonstrate the following;
  - i. Horizontal alignments including widths of carriageways, cycle ways and footpaths;
  - ii. Forward visibility splays;
  - iii. Visibility splays of junctions within the development site;
  - iv. Street lighting and tree planting; and,
- c. Technical vehicle tracking drawings for the following vehicles;
  - i. Refuse Vehicle – Mercedes Econoic with a length of 10.8 metres.
  - ii. Bus Vehicle – Scania Enviro 300 'Kub' Chassis with a length of 12.2 metres.
  - iii. Fire Tender – CARP Fire Engine with a length of 9.8 metres
- d. Provision of a Road Safety Audit Stage 1.
- e. Notwithstanding the approved plans; details shall also be submitted and approved by the Council to show a secondary (emergency) access into the site. This needs to

demonstrate the emergency road can support a 16 ton fire appliance and details of how this road will be maintained. (As per the indicative Concept Masterplan P16-1106\_004 Sheet No.1 Rev E received on the 21st August 2018.

AMEND Condition 26 to read:

26. No development shall take place in any phase until details of the layout of the open space, including the equipped play area, public open space, ecological and landscaping enhancement areas, boundary details (including knee rail fencing), site securing (including gates, trip rails and kissing gates), surfacing, drainage, bins, seating, signage and notice/information boards, has been submitted to and approved in writing by the Council. The scheme shall largely be in accordance with the Illustrative Landscape Masterplan P16-1106\_07D received on the 30<sup>th</sup> July 2018 and Concept Masterplan P16-1106\_004 Sheet No.1 Rev E received on the 21st August 2018. No development shall be carried out other than in accordance with the approved details.

ADD Condition:

No more than 150 dwellings shall be occupied until completion and opening of the approved emergency secondary access is provided.

3. ADD: Neighbours Notified:  
22 New Road, Ash Green;  
1-10 (inc) Ash Grove, Ash Green;  
1 Corley View;  
8 Flude Road, Ash Green;  
2 Honey Suckle Close, Bedworth.

AMEND Condition 2 to read:

The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<i>Plan Description</i>	<i>Plan No.</i>	<i>Date Received</i>
Location Plan	7561-100	3 <sup>rd</sup> October 2017
Existing Site Plan	7561-101	3 <sup>rd</sup> October 2017
Extent of Domestic Built Form	7561-102	17 <sup>th</sup> January 2018
Proposed Site Sections	7561-451	17 <sup>th</sup> January 2018
Road Safety Audit, Stage 1	Revised Scheme	19 <sup>th</sup> March 2018
Highway Vision Lines	904-00-01	19 <sup>th</sup> March 2018
Engineering Layout	904-00-05	5 <sup>th</sup> June 2018
Road Levels and Longitudinal Sections	904-00-06	13 <sup>th</sup> July 2018
Plot 1	7561-250C	5 <sup>th</sup> June 2018
Plot 2	7561-251C	5 <sup>th</sup> June 2018
Plot 3	7561-252C	5 <sup>th</sup> June 2018
Plot 4	7561-253B	5 <sup>th</sup> June 2018
Plot 5	7561-254C	5 <sup>th</sup> June 2018
Plot 6	7561-255	5 <sup>th</sup> June 2018
Plot 7	7561-256	5 <sup>th</sup> June 2018
Plot 8	7561-257	5 <sup>th</sup> June 2018
Plot 9	7561-258	5 <sup>th</sup> June 2018
Plot 10	7561-259	5 <sup>th</sup> June 2018

Proposed Site Plan	7561-160G	26 <sup>th</sup> July 2018
Topographical Survey	19484cv-01	3 <sup>rd</sup> October 2017
Site Investigation Report		18 <sup>th</sup> January 2018
Planning Statement	February 2018	12 <sup>th</sup> February 2018
Planning Statement	Addendum	26 <sup>th</sup> July 2018
Arboricultural Assessment		3 <sup>rd</sup> October 2017
Bat Emergence Survey		17 <sup>th</sup> November 2017
Bio Impact Assessment Calculator		27 <sup>th</sup> July 2018
Phase 1 Preliminary Ecological Appraisal		3 <sup>rd</sup> October 2017
Drainage Strategy	February 2018	12 <sup>th</sup> February 2018