

## **PLANNING APPLICATIONS COMMITTEE**

### **ADDENDUM 20 November 2018**

#### **Item**

#### **2. AMEND Neighbour Responses:**

There have been 20 letters of objection from 14 addresses, plus 4 letters with no address provided.

**AMEND Consultees Notified:  
NBBC Parks and Countryside**

**ADD lett of objection from Councillor Kondakor raising the following points:**

**1) If the Borough Plan gets adopted then we have a 5 year housing supply and targets based in the plan from 2011 to 2031**

**2) If the Borough Plan does not get adopted the worse case target gets slightly increased to 730/yr based on Government's OAN of 420 plus 310 to cope with Coventry Overspill over 13 years but that is on 2016 base date. That means we would currently have proposed non-greenbelt allocated sites for 5.58 years supply even after adding 20%.**

**3) Development of 2.9 ha Bellway Phase 3 (mostly 2-3 beds) is to overtake part of the 11ha Bellway phase 2 which has wrong housing mix (4 & 5 beds) for current market. Before release of more ENV3, the existing site should be re-planned to have wider range of house sizes (ie, 2,3,4 & 5 beds).**

**4) There are virtually no spare year 1 & 2 school places in Nuneaton. This site should be used for Primary school or Bellway should look at development on the 45 ha Callendar Farm Phase 2 first to get connection to possible school site.**

**5) The biodiversity mitigation proposed will not all be viable as planting hedges in existing private gardens will be resisted by some long standing owners. Any shortfall in delivered biodiversity mitigation should be offset with biodiversity offsetting in Buttermere park. Needs to be a condition change.**

**6) Paul's Land is too far from the site for sports and Leisure provision which also is too male dominated. Would ask that provision is made to improve Etone hockey or Etone/ HWHC gym instead .**

**7) There is a risk that Bellway can game the affordable housing and other phasing but developing Phase 2 and 3 at the same time. Each application Bellway has trigger points for affordable housing and other things. If Bellway are allowed to run the two phases together then very low trigger points are needed on phase 3 to stop them cheating.**

8) The height of the new homes are still too high and only a few on the site have been lowered.

ADD a letter of objection on behalf of a local resident.

- 1) A resident has been moved to the area from Bedworth by the housing team.
- 2) There is 1 child of school age attending a school in Bedworth and has been on the waiting list for a closer school place since
- 3) There are no year one places in the whole of Nuneaton and the child has been out of school for over 5 weeks so far this term as there is no way of getting him to his Bedworth school.
- 4) School places are desperately needed at this end of town. This issue will only continue as this cohort move through school.
- 5) Housing is being built faster than local schools can cope with. A new school must be built as a matter of urgency.
- 6) Please can the planning committee consider a school build for phase 3 instead of more homes.

ADD Further letter of objection from Councillor Kondakor raising the following points:

1) The statement that they have lowered floor levels by approximately 700mm is not accurate. They have in fact dropped 2 pairs of homes by 600mm but raised homes near north end of Callendar by 450mm.

2) The air pollution report is also deeply flawed and failed to consider air pollution in the Air Quality Monitoring area.

3. ADD:

**CONSULTATION RESPONSES:**

**Parks and Countryside:**

Objection on the grounds of; loss of a significant area of land retained for visual relief and ecological value, the loss of a Category A tree, the layout will affect existing trees and their root protection zones, a revised biodiversity impact calculation would be necessary.

ADD to

**APPRAISAL:**

**10. Residential Amenity**

Properties in Marlowe Close, Chesterton Drive, Blake Close, Browning Close, Ruskin Close and Swinburne Close adjoin the site which are all to the south. Distance standards in the Residential Design Guide in relation to window to window distance, overlooking private amenity space and facing blank walls are met. There is one proposed plot which causes some concern to an existing property, which is plot 161. This plot has habitable rear facing windows within 20m from the ground floor windows of number 7 Swinburne Close, however the two plots are orientated at an acute angle to each other, so this angling means that loss of privacy is not a significant issue here.

In relation to inside the site, distance standards are generally met. There are some shortfalls for window to window separation distances such as between

plots 107 and 111, plots 108 and 110, and plots 185 and 221, and plots 181, 182 and 202 where a slight shortfall on the 20m is achieved but this is across a road where a reduction in distance standards is acceptable. There are other examples dotted across the site, but these again are acceptable since any shortfall there is across public roads.

Plots 115 and 116 create a slightly shortfall between ground floor windows and a two storey blank elevation, but there are views past the blank elevation so this is not considered to significantly affect amenity. There is a similar relationship between 125 and 124, but again there are views past the blank elevation so this is not considered significant.

There were concerns on the original reserved matters application regarding the location of the detached garages for some of the plots in that some plots had garages to both of their side boundaries which would lead to a sense of enclosure. Whilst this is acceptable in terms of visual amenity as it means garages are not dominating the street scene it could have an impact on the amenities of some of the proposed plots. This was overcome by removing some of the detached garages to a number of the plots, however some have appeared again on this iteration of the layout. However this is still considered to be acceptable. It is also considered that the amenities of some of the plots which still have garages on both side boundaries would not be significantly affected as the design of the garages reduces the impact. For example, they have an eaves height of approximately 2.3 metres which is not significantly higher than a boundary fence with the roof sloping away from the boundary.

This is in accordance with the Residential Design Guide 2004.

#### **11. Visual Amenity**

The site's entrance and views from Plough Hill Road will be the same as the previously approved, and partially built, reserved matters permission. Within the site there will be some differences to that which was previously approved, but the look and feel of the internal roads and street scene will stay largely the same.

Some plots have been altered to achieve a larger number of plots on this site, and as such more, smaller properties will appear within the street. The appearance though will still be of modern estate roads with a mixture of house types including single storey bungalows, smaller attached properties, and larger detached ones.

Designs are consistent throughout the site, and although they vary in styles and features the overall design ethos blends well across the site.

This is in accordance with the Residential Design Guide 2004.

#### **AMEND Neighbours Notified**

5 Addison Close; 1-13 (inc) Alders Lane; 114 Ashwood Road; 8, 9, 14 Austen Close; 71 Berwyn Way; 2, 8, 18-26 (even), 19, 67-83 (odd), 91- 99 (odd)

Bettina Close; 1-17 (inc) Blake Close; Marcus Jones MP, 13-17 Hollybush House, Bondgate; 4, 5, 10, 12, 15 Bronte Close; 1-17 (inc) Browning Close; 5 Buchan Close; 2, 4, 8, 15, 22, 24, 29 Campbell Close; 2, 5, 11, 14, 15 Carlyle Close; 1-9 (odd), 17, 21, 22, 28, 29, 33, 35, 41, 54, 60, 68, 72 Chaucer Drive; 61, 63, 85, 117 Chaytor Drive; The Orchard 46a, 10-66 (even), 15, 17, 39, 72 Chesterton Drive; Chase Public House, 81-89 (odd), 105, 105a, 107-145 (odd), 134-166 (even) Coleshill Road; 12 Dalmahoy Close; 6, 15, 22, 25, 32 Dickens Close; 1, 6 Dryden Close; 8, 15, 17, 19, 20, 23, 29 Fielding Way; 1 Fletchers Drift Lane; 15, 29, 39-57 (odd), 52 Freesland Rise; 43, 53, 104-126 (even) Frensham Drive; 2, 8, 9, 12, Hardy Close; St Peter's Church, Flat 3 and 4, 3, 40, 41, 51, 55, 81, 84, 94, 146, 174, 176, Kindar, Hickman Road; 2, 9 Keats Close; 1-7 (inc), 9, 12, 15, 16 Kipling Close; 2 Laurel Drive; 27, 44, 49, 51 Lilleburne Drive; 1-20 (inc) Marlowe Close; 1 Mayfair Drive; The Ramblers Association, 16 Melford Hall Road; 33, 39, 43-81 (odd), 86, 90, 92, 94, 100, 110 Merlin Avenue; Castle Green, 2 Monwode Lea Lane, Over Whitacre; 2 Norwich Close; The Nuneaton Society; 18 Orchard Close, Hartshill; 4, 16, 23, 29, 32, 42, 43, 54, 55, 60, 64, 68, 91, 92, Orford Rise; 3, 6, 7, 10, 16, 19, Orwell Close; 13, 34, 36, 38, 39, 43, 45, 47, 48, 49, 50, 52, 54, 62, 81, 110, 128, 203, 205, 245-251 (odd), The Shires (247a), 271-287 (odd), 301, Galley Common Infant School, Galley Common Nursery, Hill Farm, Plough Hill Farm Cottage, Plough Hill Golf Centre (flat above), Cheeky Monkeys Day Nursery (Plough Hill Golf Centre), Sunkissed Body Boutique (Plough Hill Golf Centre), Garry Dolman Hairdressing (Plough Hill Golf Centre), Plough Hill Road; 17-31 (odd), 26-32 (even) Plough Hill Road, Chapel End; 1, 3, 9, 11, 15 Plough Hill Road, Hartshill; 2, 8 Rock Close; 1-15 (inc) Ruskin Close; The Elms, 1, 5, 11, 12 School Lane; 6, 14, 16, 15-25 (odd) Selby Way; 152 Sherbourne Avenue; 2, 3, 5, 6, 7, 9, 14, 28 Sheridan Drive; 3 Smallman Road; 29 St Peters Drive; 1-16 (inc) Swinburne Close; 7, 8, 10, 11 Thackeray Close; 1A The Rookery; 19, 73, 83, 85, 105, 113, 115, 117 Tunnel Road; 18, 42 Valley Road; 1, 2, 3, 4 Waggstaff Drive; 61 Waltham Crescent; Galley Common Village Residents Association, 3 Wells Close; 2 Willow Close, Hartshill; 1, 3-12 (inc), 14-21 (inc), 23, 25, 27, 29 Willow Close, Chapel End; 15, 18 Wimbourne Close; 18 Whitestone Road; 9 Zorrina Close.