

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 12 March 2019

Item

1 ADD to neighbour Responses:

Four further written responses received of objection. Some same issues as per the agenda. Further new comments are:

1. Concern the dry ditch has 6 inches of water in it in March 2019 when we have received little rainfall. Existing neighbour's gardens will become quagmires if development goes ahead as levels will push more rain to the ditch and existing gardens rather than uphill to the attenuation pond. Remote expert's opinions are considered more valid than local residents.
2. Residents should be given more time to look at amended plans added recently to web site. Feel the application is being rushed. Requests a deferral.
3. Not all statutory responses have been received.
4. Will only be approved so appeal for previous refused application doesn't have to go ahead.
5. All Local residents should be notified when applications go to Committee.
6. Concerns that the closed meeting will affect the Members determination of this application and neighbours should be involved in contents of it.
7. Feels NBBC are not being open and transparent.
8. Requests application is deferred as it is not acceptable to address issues in the addendum issues such as dispute five years housing supply; the secondary access; cumulative impact from air pollution; lack of primary school places and biodiversity issues with previous phases. Only some issues have been address such as removal of tree planting near the ditch.

AMEND Schedule of Conditions to read:

2. 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> |
|--|---------------------------|----------------------|
| Red Line Plan 2 | TLP3 – RL – 02 | 14/12/2018 |
| Planning Layout | 01. Rev S | 20/02/2019 |
| Design and Access Statement | AAH5445_March 2018 | 28/01/2019 |
| Materials Plan | ROY-MP3-01 Rev B | 06/03/2019 |
| Site Sections | SK102. | 14/12/2018 |
| Written Scheme of Investigations For Archaeological Evaluation Trenching | Lanpro Feb 2019 | 05/03/2019 |
| Archaeological Geophysical Survey | ARC/746/293 March 2012 | 14/12/2018 |

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|--|--|------------|
| Archaeological Geophysical Survey Report | | 14/12/2018 |
| Archaeological Desk Based Assessment | Phase 2 April 2014 At/PG/13813/1 | 14/12/2018 |
| Air Quality Assessment | Revision 02 – | 14/12/2018 |
| Additional Ground Investigation | 11122/3 Dec 2013 | 14/12/2018 |
| Update Ecology Survey Report | 404.01578.00067 Version No.1 March 2017 | 14/12/2018 |
| Tree Constraints Plan | 9474 TCP 01 | 14/12/2018 |
| Tree Schedule | 9474 TS 01 | 14/12/2018 |
| Detailed Landscape Proposals (1 of 2) | 18-008-01. Rev M | 21/02/2019 |
| Detailed Landscape Proposals (2 of 2) | 18-008-02. Rev M | 21/02/2019 |
| Transport Statement | T18013 09.02.18 | 14/12/2018 |
| Flood risk Assessment and Drainage Strategy | 11052 phase 3 Rev A | 14/12/2018 |
| Proposed Drainage Strategy | 932. Rev H | 15/01/2019 |
| House type:3 Bed 5 Per.SO3 LTH | SO3 - Plan- 03 | 14/12/2018 |
| Chorley Floor Plans | RP3 – CHO – PL – 01 | 14/12/2018 |
| Chorley Elevations (part render) | RP3 – CHO – PL – 02 | 14/12/2018 |
| Chorley Elevations (brick) | RP3 – CHO – PL – 03 | 14/12/2018 |
| Almond (2b semi/ter Planning Layout | A/681/v3/00/01. Rev B | 14/12/2018 |
| Almond (2b semi/ter Planning Elevations | A/681/v3/00/02. Rev A | 14/12/2018 |
| Cherry 93b semi/ter) Planning Layouts | A/802c/v3/00/01. Rev B | 14/12/2018 |
| Cherry 93b semi/ter) Planning Elevations | A/802c/v3/00/02. Rev A | 14/12/2018 |
| Cherry (3b semi/ter) Floor Plans (Plot 335) | A/802c/v3/335/01 | 06/03/2019 |
| Cherry (3b semi/ter) Elevations (Plot 335) | A/802c/v3/335/02.1 | 06/03/2019 |
| Larch (3b semi/ter) Planning Layouts | A/1087/v3/00/01. Rev B | 14/12/2018 |
| Larch (3b semi/ter) Planning Elevations | A/1087/v3/00/02. Rev B | 14/12/2018 |
| House type: 2 Bed 4 Per.SO2+LTH | SO2+- Plan- 03 | 14/12/2018 |
| House type: 2 Bed 4 Per.SO2+LTH | SO2+- Plan- 01 | 14/12/2018 |
| House type: 3 Bed 5 Per.SO3 LTH | SO3-Plan-01 | 14/12/2018 |
| House type: SO8 (brick) | SO8- ROY3-02 Rev A | 11/03/2018 |
| House type: SO8 (part render) | SO8- ROY3-03 | 14/12/2018 |
| House type: SO12 | SO12- Plan-04 | 14/12/2018 |
| Single Garage | WM_GAR_1B_WE_01 | 14/12/2018 |

AMEND Condition 8 to read:

No development shall commence until:

- a) A programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed

within the document produced by Lanpro Services Ltd called "Written Scheme of Investigation For Archaeological Evaluation Trenching: Longshoot Phase 3, Nuneaton Warwickshire" has been undertaken. A report detailing the results of this fieldwork shall be submitted to the Council.

- b) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Council. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

- 2 AMEND recommendation to read:
Planning Committee is recommended to grant planning permission, subject to the conditions printed.

- 3 AMEND Consultation Responses to read:
No objection subject to conditions from:
NBBC Environmental Health, WCC Flood and Drainage, WCC Highways

Remove "Objection from" section

AMEND Neighbours Notified to read:
18, 20, 22, 25, 26, 27, 28, 29, Flat 1, Flat 2 30, 31, 33, 35, Ryton Methodist Church, Rugby Road; 1 – 29 (inc) Oakham Crescent Hall, Oakham Crescent; 1 – 15 (odd), Wolvey Road.

- 4 AMEND Recommendation to read:
The neighbour consultation expires on the 18th March 2019. Subject to no new issues being raised by that date, the Head of Development Control be given delegated authority to approve the application subject to the conditions as printed.

ADD Consultees identified: Environmental Housing

ADD Neighbours notified: 48 Hayes Lane and 53 Hayes Lane