

PLANNING APPLICATIONS COMMITTEE

ADDENDUM

30 April 2019

Item

- 1 AMEND Neighbour Responses to read:**
There have been 30 responses of objections from 14 addresses. Comments as previously précised on the agenda. New comments are:
- 1. There has been insufficient consultation time between last neighbour notification and Committee.**
 - 2. Greendale Road should not have been designed with children's play area if road was meant to accommodate more houses.**
 - 3. Sales Team never mentioned phase 3 when purchasing new home and said Greendale Road would be a dead end and any new development would be via phase 2.**
 - 4. Greendale Road often has parked cars to be navigated around.**
 - 5. Biodiversity Net loss from previous schemes should be addressed in this phase not off site.**
 - 6. No final response from Warwickshire Wildlife Trust.**
 - 7. Natural England should reassess the land as it isn't agricultural land.**
 - 8. Alarming to think sprinkler systems are needed due to lack of emergency access.**
 - 9. One neighbour has been waiting a year for a year 1 child place and as there are no vacancies at local schools, the child has to be taken and returned from school by taxi at a cost to the local authority.**

ADD further comments received from Cllr Kondakor as follows:

- 1. Formally request Council Officers amend recommendation in light of Planning Inspectors report. Should be refused on prematurity.**
- 2. Inspector considers the North East of Nuneaton is on the limit of the proposed Infrastructure. A limit of 4,400 dwellings can be mitigated for.**
- 3. Undermines delivery of HSG1 including schemes that provide vital infrastructure.**
- 4. Small site is only area that will remain a haven for biodiversity.**
- 5. Error in report trigger is 399 for sprinklers and all houses should be fitted with sprinklers not just after the 24th.**
- 6. All houses in phase 3 should be fitted with a sprinkler system as difficult to know what sequence the houses will be occupied.**

AMEND text within Section 3 Travel, Transportation and Highway Safety to read:

Further to discussions, WCC Fire and Rescue has agreed that no more than 23 dwellings on this phase can be occupied, taking the total number of dwellings off one access to 399, until an emergency access to the wider road network is provided or alternatively if this is still not possible due to development outside of Bellways control, then the remaining houses within this phase will need to be fitted with sprinkler systems prior to their occupation.

AMEND text within Section 6 Open Space, Protected Species, Biodiversity and Ecology under *Biodiversity and Ecology* to omit:
'where possible' in reference to NPPF paragraph 170.

ADD to Section 8 Planning Obligations:
NBBC Parks Biodiversity request for biodiversity offsetting at Tiverton Drive, £33,494.06. Developer agreed to pay.

- 2 ADD to Neighbours Notified:
Calendar Grove Farm, Alexandra Peace Physio, Unit 1, Farm Shop Poplar Farm, Cresswells Poultry (172) 1 & 2 Wheatcroft Cottages, Longlea Nursing Home (113), 6, 10 – 28 (even), 21 – 37 (odd), 44 – 48 (even), 45, 51 – 111 (odd), 117 – 153 (odd), 130 – 164 (even), 157 – 175 (odd), 195, 203, 205, 205, 207, 235, 257, 264, 265, 284 The Long Shoot. 22 & 23 Portreath Drive. 11 Windermere Ave. Show Home, 6 – 24 (even) Woolpack Drive. 1, 14, 16 & 18 Roving Way. 21, 22, 24, 25, 26, 27 & 28 St Austell Close. 8 – 12 (incl) St Buryan Close. 1 St Ives Way. 212 & 220 St Nicolas Park Drive. 1, 2, 3, 4, 5, 6, 8 & 10 Summerhill Drive. 2 – 10 (incl) & 12 Twill Close. 5 – 17 (odd) Weft Way. 76, 250 & 254 Hinckley Road. 14 – 22 (even) & 27 Baskerville Road. The Acorn Public House Horeston Grange. 5 Chelsea Close. 10 Pallett Drive. 37 Ferndale Close. 37 Newquay Close. Show Home, 2 – 12 (even) 7 – 25 Fleece Lane. 19 Gloucester Close. 1, 31, 37, 64, 74 Greendale Road. 9 Hawkeswater Grove. 1 – 10 (incl) Hayle Close. Pegasus Group Sutton Coldfield and Castle Donnington. Jelson Homes Leicester. David Wilson Homes East Midlands. Barratt Homes Nottingham. Bellways Homes Tamworth. Marcus Jones MP.

AMEND Consultation Responses:
Objection from: Remove NBBC Parks.

Comment from: Add NBBC Parks.

REMOVE reason 2 from Reasons for Refusal.

ADD to S106 Obligations:
Biodiversity Offsetting, £76,366.46 developer agreed to pay.

- 4 ADD to Neighbour Responses:
3 further objections received from 2 of the same neighbours as responded previously with many of the same comments as précised on the agenda, plus one additional comment requesting a 1.8m fence is put around the patio to screen customers from the local houses.
- 5 ADD to 9. Planning Obligations table:
Response from NBBC Parks. Contributions to off site play and open space. Total Request £569,907.11. Which comprises of;
Contributions to Destination Park (Whittleford Park).For cycle pathsand play provision for :-

£244,491.63 capital contribution.
£75,240.02 maintenance contribution.
£24,449.16 design and management fees @ 10% capital cost.

Contributions for Community Park:-
No capital contribution or design and management fees as provided on site.
£122,772.89 maintenance contribution.

Contributions for Allotment provision at Sandon allotments or next nearest allotment site at which capacity can be increased for :-
£38,514.62 capital contribution.
£3,851.46 design and management fees @ 10% capital cost.

6 ITEM 6: Add NBBC Housing to Consultees Notified.

Under Neighbours Notified change 85 King Street to 95 King Street.

ADD to Planning History
035826 - Conversion of existing public house and three-storey extensions to create 13 flats (including vehicular access) (resubmission following previous approval for 12 flats) – under consideration.

AMEND: Condition 2. To read;
2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Existing Elevation (rear)	06	9th July 18
Existing GF and Site Plan	01	9th July 18
Existing Elevations to King Street	03	9th July 18
Existing GF Plan	02	9th July 18
Existing Side Elev (West)	04	9th July 18
Existing Side Elev (East)	05	9th July 18
Proposed Elevation (King Street)	10	9th July 18
Proposed Rear Elevation	13	9th July 18
Proposed Lower GF Plan	15	9th July 18
Proposed First Floor Plan	09	9th July 18
Proposed Side Elevation	11A	25th April 19
Proposed Site Layout	07	9th July 18
Proposed Second Floor Plan	09	9th July 18
Proposed Side Elevation to 98	12	9th July 18

AMEND

4. Highway Safety and Car Parking; change all references to 17 spaces to actually read 18 spaces for the 18 flats.

**7 ADD to Neighbours Notified:
147A and 151 Bracebridge Street.**

Under the section Schedule of Conditions:

DELETE Conditions 10 and 11.

ADD new Conditions 10 and 11 as follows:

10. No development shall take place other than in accordance with the approved details set out in condition 10 of planning permission 035987.

11. No external light or lighting column shall be installed on the site other than in accordance with details which shall be first have been submitted to and approved in writing by the Council.