

## **PLANNING APPLICATIONS COMMITTEE**

**ADDENDUM**  
**16<sup>th</sup> April, 2024**

### **Item**

**1.**

AMEND the final sentence of section 6 to read:

A copy of the developer enquiry, along with the developers Utilities Assessment was provided to STW. STW have confirmed that the foul water would be connected to the Newtown Road connection point and this would be subject to a formal section 106 sewer connection approval.

AMEND - Consultees from "Highways England" to "National Highways"

ADD - Consultee response from HSE to no objection

REMOVE - Neighbour 8 Judd Close and ADD 184 Woodlands Lane

AMEND - Condition 32 to

"No residential dwellings shall be located outside of the defined settlement boundary, as shown by NBBC's Borough Plan Policies Map (2019)"

ADD - an additional letter of objection has been received which raises the following points:

- The sewage network issues are clearly serious and sorting it out after application is approved without it coming to committee is unacceptable. There is no condition on connection to suitable point of sewer network which has adequate capacity.
- The area suffers from flooding from surface water flows rather than river levels rising. Comments about flood zone 1 are misleading.
- The site is not sustainable without active travel improvements. As it stands S106 payments will be paid and then sit unused for up to 10 years like most of the Nuneaton applications.

**3.**

ADD

A further response from Warwickshire Ecology was received, which was a 'no objection' subject to condition.

ADD

Condition 28: The development hereby permitted, including demolition, shall not commence until a detailed schedule of bat mitigation measures (to include supervision of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the Local

Planning Authority. Such approved mitigation measures shall thereafter be implemented in full.

AMEND sentence in Section 10 Planning Obligations (in last paragraph of Page 93) to read 'A Financial Viability Assessment has been submitted as part of the application to demonstrate that the development cannot support any planning obligations excluding the provision of affordable housing which is to be provided.'

ADD to Section 11 Public Benefits of the Development to include "The applicant is committed to providing a 10% net gain in biodiversity, which is above and beyond that required for this application".

AMEND Condition 4 to read: "The Reserved Matters pursuant to this outline shall not be carried out other than in accordance with the approved plans..."

AMEND Condition 18 to read: "18. No demolition of the existing library building shall take place until the new LABC (library) hereby approved has been completed and a scheme (including plans and timetable) highlighting the proposed transfer of library facilities from the existing provision within Nuneaton Library to another suitable venue to ensure the continuity of those facilities has been submitted to and approved in writing by the Council."

AMEND Condition 12: the exact trigger point of condition 12 (relating to Biodiversity Net Gain) is still being negotiated with the applicant and will be finalised post-Committee if Members are minded to support the Officer recommendation.

AMEND:

Description of development: Description of Development: Outline planning application (with all matters reserved) for the erection of a new Library and Business Centre (Use Class F1 and Class E(c))and up to 65 no. residential dwellings (Use Class C3), including site clearance and the demolition of the existing library building.

To: Description of Development: Outline planning application (with all matters reserved) for the erection of a new Library and Business Centre (Use Class F1 and Class E(c))and up to 65 no. residential dwellings (Use Class C3), including site clearance and the demolition of the existing library building,former Parish Hall building, Powell House, premises at Number 1-2 Church Street and premises at Number 3 Church Street (including Royal Mail sorting office), parking, landscaping and public space.

ADD

Consultee Responses:

No objection:  
NBBC Housing

No response:

George Eliot Hospital Trust, NBBC Land and Property, NBBC Town Centres.